

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, August 26, 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:

Wayne Allen
William Douglas
Berry Hampton
Debbie Kraus
Katie Nasser

James Allison
Thomas Elder
Sue Ann Jones
Tom Marsh

Iva Davis
Sam Finney
Bob Klingenfus
Skip Miller

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Senior Planner Anna Barge, Planner John Hine, Planner Sandie Rugroden, and Oldham County Engineer Jim Silliman. County Attorney Matt Hudson 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 Finney and seconded by Commissioner Marsh to approve July 22, 2025; minutes as submitted with the following correction. Motion carried by unanimous voice vote.

Corrections

- Page 4, 6th Sentence in the motion; change a to an.

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Motion was made by Commissioner Marsh and seconded by Commissioner Douglas 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 at 9:05 a.m.

Motion was made by Commissioner Jones and seconded by Commissioner Hampton to bring meeting back in session. Motion carried by unanimous voice vote at 9:40 a.m.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-019 – An application has been filed by Pillar for a Development Plan on property located at 7519 Apple Patch Ct., Crestwood. The property is 4.5 acres and zoned R-4 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 August 26, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.

County Engineer Jim Silliman presented the following:

- This project is greater than an acre so it will require the applicants to submit their construction plans to my office for review, and it will require Storm Water Management and Erosion Control Permit as well as KTR10 Permit.
- Part of the review will include analysis of the existing detention basin.
- Since the proposed project generates approximately the same amount of traffic as the previously proposed Brownsboro Woods Phase 2 project, for which an updated Traffic Impact Study was provided, an updated traffic study is not required. That study indicated that since the speed limit of KY Hwy 329 has been reduced to 35 mph in vicinity of the proposed entrance, a left turn lane (which was indicated as being required in the 2005 Traffic Study) is no longer required.

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

Andrew Hawes, The Housing Partnership Inc. 10507 St. Riche Drive, Louisville, was present and representing the applicant.

- Introduced Mike Hill with Land Design and Development.

Mike Hill, Land Design and Development, 503 Washburn Ave, Louisville, was present and sworn in prior to presenting.

- Three story building with 72 one-bedroom units for a residential care facility.
- The existing house will remain on the property.
- There will be one entrance/exit.
- Less than 10% of the residents are drivers.
- The detention basin is located across the street.

3. Testimony and questions by those opposing the application:

Judy Crask, 7415 Hwy 329, Crestwood, was present and sworn in prior to presenting.

- I am concerned about the amount of traffic and speed.
- I am concerned with the entrance/exit from Hwy 329.
- Just like to have more help with controlling the people speeding.

County Engineer Silliman stated,

- We will reach out to KYTC to see if they can address shoulder improvements.
- I will also reach out to KYTC in regard to the digital speed limit signs.

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

None

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-25-019

Development Plan

7519 Apple Patch Court, Crestwood

Motion was made by Commissioner Davis and seconded by Commissioner Marsh to approve the development plan at 7519 Apple Patch Court, Crestwood, because it complies with the objectives of the county comprehensive plan, zoning ordinances, 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 August 26, 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.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Elder, Finney, Hampton, Jones, Klingenfus, Kraus, Marsh, Miller, and Nasser.

NO: None

ABSTAIN: None

ABSENT: None

Motion approved for development plan on a vote of 13-0.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-020 – An application has been filed by Hannah Stone requesting a Waiver to allow residential use in a Commercial District on properties located at 111 and 113 N. First Ave, La Grange. The properties are both .152-acres and zoned C-2, Commercial 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 August 26, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Commissioner Douglas asked, was there any conversation with the applicant about asking for a zoning map amendment?

Director Fischer replied, we have had conversation with the City of LaGrange about changing the area or looking at changing the downtown area to C-N zoning because that is what almost all downtown LaGrange is.

Commissioner Klingenfus asked, is this changing a commercial to residential?

Chairman King replied, this is not a zoning change but a use change.

Commissioner Klingenfus asked, will this affect the future development?

Director Fischer replied, no, it is simply allowing the applicant to use this commercially zoned existing structure in a residential fashion.

Commissioner Marsh asked, in the event if this venue closed would the change allow them to be apartments?

Director Fischer replied, essentially the waiver is filed with the certificate of land use in the clerk's office, which could mean they can continue to use it as residential. However, this board could put a binding element on this.

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.

- The applicant is asking for a waiver for residential use for both 111 and 113 which are currently zoned C-2.
- The applicant owns both parcels and runs a restaurant at 111.
- The restaurant's hours of operation are 9:00 a.m. – 10:00 p.m.
- The applicant does intend to apply for a zoning change but since the process takes 6 months, they decided to ask for waiver so they can move in sooner.
- The applicants are agreeable to a binding element that would require the applicant to apply for and obtain an amendment to the zoning within the next 12 months.

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

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

Commissioner Allen asked, are the buildings on the Historic Registration?

Attorney Swansburg replied, no.

Commissioner Davis asked, are many of the properties on Main Street already used as residential on 2nd floor and commercial on 1st floor; what kind of zoning do they have?

Chairman King replied, some of them are as a nonconforming use, so their use was predated zoning.

Commissioner Nasser asked, why waiver versus zoning amendment?

Attorney Swansburg replied, because the zoning amendment takes up to a year and the applicant needs immediacy.

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-25-020

Waiver

**Residential Use in Commercial Zoning
111 & 113 N. 1st Ave., LaGrange**

Motion was made by Commissioner Kraus and seconded by Commissioner Davis to approve the waiver for residential use in commercial zoning at 111 & 113 N. 1st Ave, LaGrange, because of the usage innovations of the case, which are existing buildings that will achieve the basic objectives and regulations, and it encourages business retention by relieving financial and human hardship. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the August 26, 2025, Planning Commission public hearing.
2. Applicant shall apply for a permanent zoning change within 12 months.
3. Waivers will be limited to current ownership of the property used in conjunction with the property of the plan reviewed at the August 26, 2025, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Elder, Finney, Hampton, Jones, Klingenfus, Kraus, Marsh, Miller, and Nasser.

NO: None

ABSTAIN: None

ABSENT: None

Motion approved for waiver on a vote of 13-0.

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Chairman King call for a 10-minute recess at 11:05 a.m.

Chairman King call meeting back to order at 11:15 a.m.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-021 – An application has been filed by Willard Properties, LLC. requesting a Waiver to allow residential use in a Commercial District on property located at 3401 E. Hwy 42, Pendleton. The property is 7.08-acres and zoned C-3, Commercial 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 August 26, 2025).
- 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.

- The property is situated within commercial zoning district but has always been used as residential.
- The existing house was built in 1940.
- Applicants want to demo the existing home and build new home.

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

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

Commissioner Marsh asked, the GIS says the property is 0.6 acres, but the presentation and staff report stated 7.08, which is correct?

Senior Planner Barge replied, that the GIS is not a reliable source for property size. The 7.08-acre number came from the PVA which is the correct source for property size information.

Commissioner Hampton asked, what happens to the dilapidated structures?

Attorney Swansburg replied, they will be torn down.

Commissioner Davis asked, was the property ever zoned residential.

Planner Rugroden replied, that there is no record of any zoning other than commercial for the property.

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 applicant wants to build a new home on the property that is zoned commercial but has been used as residential since 1940.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-25-021
Waiver
Residential Use in Commercial Zoning
3401 E. Hwy 42, Pendleton

Motion was made by Commissioner Nasser and seconded by Commissioner Davis to approve the waiver for residential use in commercial zoning at 3401 E. Hwy 42, Pendleton because strict compliance with the regulations would create undue hardship because the property has been used as residential use since 1940's and the applicant is wanting to build a bigger, modern home on the property and this will not be a detriment to the surrounding properties. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the August 26, 2025, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Elder, Finney, Hampton, Jones, Klingenfus, Kraus, Marsh, Miller, and Nasser.

NO: None

ABSTAIN: None

ABSENT: None

Motion approved for waiver on a vote of 13-0.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-022 – An application has been filed by Chad Sprigler requesting a Waiver of Division 300 Perimeter Landscape Buffer regulations on property located at the 1800 block of Victory Lane, Prospect. The property is 1.14-acres and zoned R-4, Residential 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 August 26, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.
- Received one letter in opposition.

Jim Silliman, Oldham County Engineer, presented the following.

- The applicant will need to provide us with the construction plans for review.
- Because the combined land-disturbing area will be greater-than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KY DOW) and a Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
- No traffic study is required.
- Victory Lane is not a county-maintained road.

Commissioner Allison asked, about the location of the buffer.

Planner Hine replied, that the location of the waiver being requested was just along the back corner of one side of the proposed structure.

Commissioner Allison asked, can we choose how long the waiver can be?

Planner Hine replied, yes, you can amend the distance granted.

Commissioner Baxter asked, they will still have a landscape buffer, won't they?

Planner Hine replied, yes, they have stated that they will.

Commissioner Nasser asked, who maintains Victory Lane?

County Engineer Silliman replied, you will need to ask the applicant.

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

Parker Wornall, CCG Attorneys, 10343 Linn Station Rd., Louisville, was present and representing the applicant.

- Victory Lane is currently being maintained by the applicant.

Camille Heslen, Heritage Engineering, LLC, 603 N. Shore Drive, Jeffersonville, IN, was present and sworn in prior to presenting.

- The applicant is asking for a landscape buffer waiver of the rear property line.
- Strict application of the buffer dimension would make this portion of the property unusable.
- The applicant will provide fencing and 100% of the required landscape plantings along the rear property line.

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 there be additional trees?

Ms. Heslen replied, yes, 67 trees will be planted.

Commissioner Douglas asked, what is the minimum front yard setback, can you bring the development forward to meet the requirement?

Ms. Heslen replied, no, it would encroach into the front yard setback.

Jim Silliman stated, that the front yard setback is shown measured from the 60 feet wide private road access which would be consistent with County Standard right-of-way width for a roadside ditch pavement section. As such, reducing the front setback could present challenges if the private road access was ever proposed to be County maintained.

Commissioner Nasser asked, will there be a Phase 3 or additional units at a later time? Ms. Hesen replied, no, we have reached the density maximums so that will remain open space.

- 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 Hesen's final statement:

- If we move this forward, then it would create a variance in the front of the project which would be visible from the road.
- This landscape buffer is only visible to the residents, and the applicant will be planting an additional 67 trees.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-25-022
Waiver
Landscape Buffer Area
1800 Block of Victory Lane, Prospect

Section 300-050 requires the PLBA to be a minimum of 15 feet in width.

Minimum size: 15-foot width

Proposed size: 14-foot width

Waiver Request: 1-foot width

Motion was made by Commissioner Nasser and seconded by Commissioner Marsh to approve the one foot landscape buffer area waiver located at 1800 Block of Victory Lane, Prospect, based on testimony and evidence today, this will create minimum effect to the front of the proposed phase two, to provide continuance of the requirements of the landscape buffer area and requirements as in the planting requirements. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the August 26, 2025, Oldham County Planning Commission public hearing.
2. The applicant must obtain a Rear Yard Setback Variance by the Oldham County Board of Adjustments.
3. The applicant must submit a Site Plan in accordance with Division 390 Site Plan Regulations to Oldham County Planning and Development Services for staff approval.
4. The applicant must submit a Landscape and Lighting Plan to Oldham County Planning and Development Services for staff approval.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Elder, Finney, Hampton, Jones, Klingenfus, Kraus, Marsh, Miller, and Nasser.

NO: None

ABSTAIN: None

ABSENT: None

Motion approved for waiver on a vote of 13-0.

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Other Business: None

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There being no further business, the Planning Commission meeting adjourned at 12:10 p.m.

The next regular meeting will be on Tuesday, September 23, 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:


Christy Edgar, Secretary