

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 23, 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
Deborah Graham
Bob Klingenfus
Skip Miller

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Senior Planner Anna Barge, 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 Elder and seconded by Commissioner Jones to approve August 26, 2025; minutes as submitted with the following correction. Motion carried by unanimous voice vote.

Corrections

- Page 5, remove the 3rd bullet point.
- Page 10, change continue to continuance of the requirements in the motion.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-024 – An application has been filed by Paramount LTD for a Preliminary Subdivision Plan with eight (8) lots on property located at Lakestone Way and Paramount Way, Prospect. The property is 7.4 acres and zoned R-1 and R-2, 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 September 23, 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 KYR10 Permit.
- We have already had some discussions with the developer to discuss storm water detention.
- This development will not require a traffic impact study or traffic assessment.

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.

- This is a low-density addition to existing Paramount Estates.
- Eight lots on 7.4 acres in R-1 and R-2 zoning.
- Lots range from 0.67 to 1.24 acres.
- The homes will complete two street fronts of the existing Paramount Estates.
- No waivers or variances of any existing regulations or any amendments to the Oldham County Zoning map for these eight lots.
- This small development will have 21,595 square feet of open space.
- The proposed development will utilize, and tap into, the existing sewer system.

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

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

Commissioner Douglas asked, are these roads maintained by the county?

County Engineer Silliman replied, yes.

Commissioner Douglas asked, will there be any issues with the roadway with the additional eight lots?

County Engineer Silliman replied, no, we have received concerns from the residents requesting a traffic signal at the current entrance at US 42. However, with the construction of the Reserves of Paramount which will connect to this subdivision and that connects to US 42 where the new Goshen Library is located and there is a traffic signal there.

Commissioner Douglas asked, you mentioned Comprehensive Plan in your presentation, will LU1-3 fit into that category?

Attorney Swansburg replied, yes.

Commissioner Klingenfus asked, does the sewer easement that runs along the back of the five lots, will it continue over to Paramount Way?

Eric Senn, Land Design and Development, 503 Washburn, Louisville, was present and sworn in prior to replying, right now there is no need. This sewer only serves these eight lots. If there is a need for sewers across the street, then an additional pump station will need to be built.

Commissioner Nasser asked, when will the roads connect for residents to use the traffic light entrance?

Jeff Johnson, Paramount Limited, 1051 Clark Street, Virginia, was present and was sworn in prior to replying, the reserve is about 90% built out.

- 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 proposed addition to the Paramount Subdivision will not need any waivers, variances, or zoning map amendments.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-25-024

Preliminary Subdivision Plan

Lakestone Way & Paramount Way, Prospect

Motion was made by Commissioner Miller and seconded by Commissioner Davis to approve the preliminary subdivision plan for Lakestone Way and Paramount Way, prospect, because of the testimony and evidence heard today and it is in compliance with the comprehensive plan 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 September 23, 2025, Oldham County Planning Commission public hearings.
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.

The vote was as follows:

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

NO: None

ABSTAIN: None

ABSENT: None

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

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-026 – An application has been filed by Falls City Contracting for a Zoning Map Amendment and Development Plan on property located at 706 Jericho Rd., La Grange. The property is 0.5-acres and currently zoned I-1, Light Industrial, with a proposed zoning of C-N, Commercial Neighborhood.

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 September 23, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.

County Engineer Jim Silliman, presented the following:

- No permits are required because the lot is less than one acre.
- Because the approval would apply only to the plans presented today, as one of the binding elements we will not require a traffic study.

Commissioner Douglas asked, did the applicant indicate that they are considering two dwelling units?

Senior Planner Barge replied, yes, they are two single family dwellings.

Commissioner Jones asked, will this have the side yard setbacks when it is next to an existing home?

Director Fischer replied, that it refers to a residentially zoned district. And those homes are being used residentially in industrial zoning, but we wouldn't go across the street. So, the R-4, is across the street and we would only be if, residentially zoned district is abutting the C-N.

Commissioner Hampton asked, if we approve this, will it only be two single family homes or can they do something else?

Senior Planner Barge replied, anytime a zoning change is done, they can use the property as permitted in that zoning class, however we are approving the development

plan with the two single family homes. So, if they make any changes, we will have to review that.

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

Neil Salyer, Brammell Law, 401 W. Jefferson Street, LaGrange, was present and representing the applicant.

- The applicant is requesting a zoning map amendment to C-N from I-1.
- The zoning change would allow for two single family dwellings on two separate lots.
- The driveway will come from Kidwell Lane.

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

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

Commissioner Jones asked, can we put a binding element that states a setback amount?

Chairman King replied, yes that is something you can request as binding elements.

Commissioner Jones asked, what is the setback between this proposed home and the existing home on Kidwell?

Attorney Salyer replied, 17 feet.

Commissioner Douglas asked, what is the justification of changing the zoning map?

Attorney Salyer replied, given the size of the lot, it cannot meet the industrial setback requirements, and we would have to ask for waivers to be able to do anything on the property. The C-N will allow a little more flexibility on this lot.

Commissioner Nasser asked, why C-N and not Residential, since you will be using it as single-family dwellings?

Attorney Salyer replied, because of the flexibility that might arise there, given where this property is located.

Chairman King asked, in your justification statement includes the reference to the objective LU 2-1 in the comprehensive plan, would you like to enter that into your record?

Attorney Salyer replied, yes.

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 Salyer's final statement.

- C-N zoning allows homes or neighborhood-serving offices.
- Maintains residential character while offering economic flexibility.
- Provides a buffer between residential and industrial uses.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

County Attorney Baxter asked, does the applicant agree with the five proposed binding elements?

Attorney Salyer replied, yes.

FINDINGS AND DECISIONS
Docket PZ-25-026
Zoning Map Amendment
706 Jericho Road, LaGrange

Motion was made by Commissioner Marsh and seconded by Commissioner Davis to recommend approval for a zoning map amendment to the Oldham County Fiscal Court at 706 Jericho Road, LaGrange, because it complies with objectives LU 2-1 of the comprehensive plan because there is physical aspects associated with this particular lot and location that were not anticipated by the comprehensive plan and those unique characteristics of that location such as parking and setbacks justifies this an based on the testimony that was heard today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the September 23, 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. Minor plat shall be submitted and approved at staff level to create proposed tracts A and B.
5. There shall be a minimum 7-foot side yard setback to 650 Kidwell Lane property.

The vote was as follows:

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

NO: Commissioner Hampton.

ABSTAIN: None

ABSENT: None

Motion approved for zoning map amendment on a vote of 12-1

FINDINGS AND DECISIONS

Docket PZ-25-026
Preliminary Development Plan
706 Jericho Road, LaGrange

Motion was made by Commissioner Marsh and seconded by Commissioner Nasser to approve the preliminary development plan at 706 Jericho Road, LaGrange, because it complies with objectives LU 2-1 of the comprehensive plan, the zoning ordinance and the subdivision regulations and the testimony today supports the plan. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the September 23, 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. Minor plat shall be submitted and approved at staff level to create proposed tracts A and B.
5. There shall be a minimum 7-foot side yard setback to 650 Kidwell Lane property.

The vote was as follows:

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

NO: Commissioner Hampton.

ABSTAIN: None

ABSENT: None

Motion approved for preliminary development plan on a vote of 12-1

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Chairman King called for a 5-minute recess at 10:30 a.m.
Chairman King called meeting back to order at 10:35 a.m.

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Secretary Christy Edgar called and read Docket:
DOCKET PZ-25-027 – An application has been filed by Stephanie Howard requesting a Waiver to Encroach into the Limits of Non-Disturbance on property located at the 12507 Poplar Woods Dr., Goshen. The property is 0.67-acres and zoned CO-1, Conservation District.

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

Director Fischer presented the following:

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

- Aerial Photos of the site.
- Photos of property.

County Engineer Jim Silliman presented the following:

- The 40-foot disturbance was created to address the concerns with steep slopes.
- The pool construction does not seem to impact the concern of erosion because the applicant will be including a retaining wall and features to address that.

Commissioner Hampton asked, how far does this go into the area of disturbance?

County Engineer Silliman replied, it appears to be encroaching about 6 to 7 feet into the disturbance area.

Commissioner Douglas asked, how much additional disturbance will they make into the 40-foot for construction?

County Engineer Silliman replied, that is not shown on the plans, but I am sure there will be during the construction.

Commissioner Douglas asked, will they be required to fix it?

County Engineer Silliman replied, yes there will be restoration requirements.

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

Nathan Howard, 12507 Poplar Woods Drive, Goshen, was present and sworn in prior to presenting.

- We are requesting a waiver to go into the do not disturb area to construct a pool.
- We found out about the do not disturb area when we had our property surveyed for the construction of the pool.
- The small adjustment is the least modification possible to allow reasonable use of the backyard while maintaining the intent of the buffer.
- No negative impact on neighbors, drainage, or the natural character of the area.

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

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

Commissioner Douglas asked, what is the undue hardship if you couldn't build the pool here?

Mr. Howard replied, we would not meet the criteria of our HOA if we placed it in the side yard of our property, which is where we have the area for it.

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:

8. Final statement of the Applicant:

Mr. Howard's final statement:

- Thank you all for your time today and request the approval of that waiver.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-25-027

Waiver

Encroach into Limits of Non-Disturbance

12507 Poplar Woods Drive, Goshen

Motion was made by Commissioner Nasser and seconded by Commissioner Hampton to approve the waiver of the 40-foot limit of disturbance on lot 53 located at 12507 Poplar Woods Drive, Goshen, due to the unique characteristics of the lot and the restrictions of this disturbance area and the compliance and the approval of the HOA and the unique restrictions that the HOA guidelines would limit the use of the property and it does not negatively impact the surrounding neighbors and based on the testimony heard today from the applicant. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the September 23, 2025, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Elder, Graham, 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:

Director Fischer addressed the board:

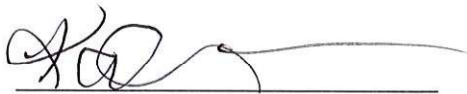
- For the SRC members, we will be meeting this Thursday night and will be going over the proposed changes that the task force group recommended for the data center regs.
- We also have a special commission meeting on Thursday, October 9, for the comprehensive plan and we will still have our normal October 28, 2025, meeting.
- Each of you have received the updated KRS 100, please replace this copy with the one you have in your binders.

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There being no further business, the Planning Commission meeting adjourned at 11:10 a.m.

The next scheduled meeting is a Special Meeting on Thursday, October 9, 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:

Respectfully Submitted:



~~Greg King, Chairman~~

Katie Nasser, Vice Chairman



Christy Edgar, Secretary