

**MINUTES OF SPECIAL MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Thursday, October 9, 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 Vice-Chairman Katie Nasser.

Other Commission members present were:

James Allison
Thomas Elder
Sue Ann Jones
Tom Marsh

Iva Davis
Deborah Graham
Bob Klingenfus
Skip Miller

William Douglas
Allen Hayes
Debbie Kraus

Commissioners Wayne Allen, Berry Hampton and Chairman Greg King were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Planner John Hine, Planner Sandie Rugroden 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 Marsh to approve September 23, 2025; minutes as submitted with the following correction. Motion carried by unanimous voice vote.

Corrections

- Page 5, Number 4; Remove: so, it does not set right on top of the existing home on Kidwell?

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-028 – Public hearing regarding the adoption of the updated Oldham County Comprehensive Plan.

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

Director Ryan Fischer, Planner John Hine and Planner Sandie Rugroden presented the 2025 Oldham County Comprehensive Plan.

Commissioner Douglas asked, is open space in LU-1?

Director Fischer replied, it is in there however, it has been re-worded so that it's not as obvious. You will also see it in the environment section.

Commissioner Allison asked, how does the landfill fit into this since there are environmental concerns there?

Director Fischer replied, those sites are EPA sites, and they have a lot of different regulations.

Motion was made by Commissioner Douglas and seconded by Commissioner Marsh to extend the time by 30 minutes. Motion carried by unanimous voice vote.

Commissioner Douglas asked, were the standards removed from objective T-1-3 number 2?

County Engineer Silliman replied, we took it out because we do a much deeper dive into the construction plans and designs.

Commissioner Jones stated some editing corrections.

Commissioner Allison asked, since tourism will bring more traffic into the area, should we add anything into the traffic section to accommodate the increase in traffic?

Director Fischer replied, that is something that is already being done.

Commissioner Douglas asked, with the new tourism do we need to update our regulations to meet any standards for the tourism objectives?

Director Fischer replied, I do not foresee anything that needs to be changed in our subdivision regulations.

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Vice-Chairman Nasser called for a 5 minute break at 10:30 a.m.

Vice-Chairman Nasser called meeting back to order at 10:35 a.m.

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Motion was made by Commissioner Marsh and seconded by Commissioner Elder to extend the time by 30 minutes. Motion carried by unanimous voice vote.

Commissioner Allison asked, on the future land use, Clayton & Lambert property went from Industrial to Commercial, why wouldn't it be labeled as Industrial/Commercial use?

Director Fischer replied, because we do not see that being used as industrial capacity anymore. When Hwy 393 gets realigned that will open more commercial traffic.

Commissioner Douglas asked, any areas for attached multi-family?

Director Fischer replied, this is very hard to do and to predict the future of where an apartment complex would go, so that is why we used the mix use to give us flexibility.

Commissioner Jones stated some editing corrections.

Commissioner Miller stated some editing corrections.

Vice-Chairman Nasser asked, with the growth of Crestwood, why would South Oldham Middle School and High School have a decline in students for the future?

Michael Williams, Oldham County Board of Education, was sworn in prior to replying, we have had a decrease in enrollment since Covid. And a lot of the new subdivisions have a lot of young married couples that don't have kids or very young children.

Motion was made by Commissioner Marsh and seconded by Commissioner Elder to extend the time by 20 minutes. Motion carried by unanimous voice vote.

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

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

- Thanked the Planning Commission and the staff for putting the Comprehensive Plan together.
- I would like to ask any member of the Commission Board that has conflicts of interest not to vote today.

Mark Herbener, 2718 18 Mile Church Road, LaGrange, was present and sworn in prior to presenting.

- Should the Comprehensive Plan identify areas for future county parkland?

Mary Lowry, 326 Maple Ave, Pewee Valley, was present and sworn in prior to presenting.

- Farmland, open spaces, agriculture and parkland are all part of environmental sustainability, and all are critically dependent upon green space, conservation, protection of our soil, water and air.
- We need space to live, work, play, farm, ride horses, go to school and recreate.
- We need you to be advocates for our community and our constituents and enforce and interpret the zoning regulations created by the comp plan.

3. Testimony and questions by those opposing the application:

Liz Englert, 5400 Old Sligo Rd., LaGrange, was present and sworn in prior to presenting.

- Do we allow blasting and leveling hills in Oldham County for residential or commercial development?

County Engineer Silliman replied, yes, and when blasting does occur there are state guidelines that developers or contractors must follow.

- How many inches of topsoil do they put down on the rock when there is a solid rock foundation?

County Engineer Silliman replied, there is not a requirement for topsoil to be put over rock.

- We need to have some type of regulations to require people to maintain the character of the county.

Barry Laws, 3411 Fendley Mill Drive, LaGrange, was present and sworn in prior to presenting.

- There are no specifics included in the proposed 2025 Comprehensive Plan to document if any goal or objective has been carried out.
- The transportation gave a good time frame with specific results.
- The proposed 2025 Comprehensive Plan has loose language in it and language is vital in a document like this.
- There are no specific goals, no specific objectives and no specific action items.

Olivia Tipton, 3601 Alexander Drive, LaGrange, was present and sworn in prior to presenting.

- I am concerned that a consultant was not used for the proposed 2025 Comprehensive Plan.

Motion was made by Commissioner Douglas and seconded by Commissioner Miller to take a one-hour lunch break at 12:05 p.m. Motion carried by unanimous voice vote.

Commissioner Marsh left the meeting at 12:05 p.m.

Motion was made by Commissioner Douglas and seconded by Commissioner Miller to come back into session at 1:05 p.m. Motion carried by unanimous voice vote.

Amanda Dreckman, 3020 Pioneer Place, Crestwood, was present and sworn in prior to presenting.

- The use of loose words weakens the Comprehensive Plan.
- One of the major factors that has led to undesirable growth in Oldham County is allowing one acre lots on agricultural and conservation zoned land.
- Please consider the residents' desire to preserve farmland and open spaces.

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:

Mr. Laws Final Statement.

- You must have specifics to rely on.
- Need to change wording to be stronger.

8. Final statement of the Applicant: None

END OF PUBLIC HEARING

County Attorney Baxter summarized the docket.

FINDINGS AND DECISIONS Docket PZ-25-028 Comprehensive Plan 2025

Motion was made by Commissioner Davis and seconded by Commissioner Miller to recommend approval to the other legislative bodies for the 2025 Comprehensive Plan with the edits that were mentioned in this hearing today.

The vote was as follows:

YES: Commissioners Davis, Douglas, Elder, Graham, Hayes, Jones, Klingenfus, and Kraus.

NO: Commissioner Allison.

ABSTAIN: Commissioner Miller.

ABSENT: Commissioners Allen, Hampton, Marsh, and Chairman King.

Motion approved on a vote of 8-1-1

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Other Business:

None

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There being no further business, the Planning Commission meeting adjourned at 1:25 p.m.

The next scheduled meeting is on Tuesday, October 28, 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:



Katie Nasser, Vice-Chairman



Christy Edgar, Secretary