

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, December 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 Chair Katie Nasser.

Other Commission members present were:

Wayne Allen
Thomas Elder
Sue Ann Jones
Skip Miller

Iva Davis
Berry Hampton
Bob Klingenfus

William Douglas
Allen Hayes
Debbie Kraus

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 Miller and seconded by Commissioner Elder to approve October 28, 2025, minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 2, 4th Bullet Point: add the word to right after the word turn.
- Page 3, Under Yes vote, remove the letter e at the end of the name Kraus.
- Page 5, Change the time from 10:35 a.m. to 10:40 a.m.
- Page 5, Remove the word in, under Director Fischer replied section, that reads As in instead.
- Page 15, Add a period at the end of the sentence that says in the future regulation or division.
- Page 17, Remove the letter s, under County Engineer Silliman replied section, that reads left turns required.
- Page 19, Correct the spelling of Hounds to Haunz.
- Page 23, Under Other Business, Change the word setting to sitting.

Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-025 – An application has been filed by Gulf Stream Development / Tri Star Construction and Development Group, LLC for a Zoning Map Amendment and Development Plan on property located at the 1000 block of Commerce Parkway, La Grange. The applicant has also filed a Waiver of Section 6.3 of the Subdivision Regulations (sidewalk requirement). The property is nine (9) acres and currently zoned R-2, Residential District with a proposed zoning of C-3, General Business 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 December 9, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.

County Engineer Jim Silliman presented the following:

- The applicant will be required to obtain a KYR10 Permit from the Kentucky Division of Water as well as our Oldham County Storm Water Quality Management and Erosion Control Permit.
- The applicant does show detention basins which are in line with our storm water runoff ordinance and include the water quality components.
- The two blue line streams that are on the sides of the proposed projects do not seem to be affected by the development.

Commissioner Douglas asked, will the gravel portion of the parking lot create any issues with storm water runoff to the retention basins?

County Engineer Silliman replied, storm water runoff not so much, it would be more of a dust issue. But we will look at it because there are regulations in our comprehensive zoning ordinance about gravel parking.

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 proposing to build nine (9) buildings to be a contractor office park.
- Proposing to amend the zoning map from R-2 to C-3, approval of the development plan and a waiver of section 6.3 of the subdivision regulations relating to sidewalk installation.
- The existing zoning classification is inappropriate because the property around this parcel is zoned commercial with the interstate running behind it.

- The applicant is asking for this board to waive the sidewalks from the project. The sidewalks would not connect to any other sidewalks on either side of this parcel.
- There are existing sidewalks on the opposite side of the road.
- This proposed development adheres to LU-1-1, LU-3-1 and BI-1-2 of the comprehensive plan.
- The proposed development would have two (2) entrances coming from Commerce Parkway.

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, is there a way for people to safely get to the sidewalk across the street?

Attorney Swansburg replied, crosswalks are generally a prerogative of either the county or state in some context depending on the traffic and the needs.

County Engineer Silliman replied, we typically wouldn't install a mid-block crossing. Those are done at intersections.

Commissioner Jones asked, what type of businesses do you think will be here? Will they have people there all day where they would want to walk on their lunch?

Attorney Swansburg replied, talking with the developers, they do not anticipate that this is the type of development where there will be people sitting there all day.

County Engineer Silliman replied, the intent for the sidewalk is for connectivity across the whole corridor.

Commissioner Jones asked, why do the buildings on the south side not have any parking spaces?

Jason Baker, 1535 Frederick St., Owensboro, was present and sworn in prior to replying, the buildings in the back are intended to be an accessory to the front buildings. Like warehouses used for the contractor's office.

Commissioner Miller asked, has there been any discussion on county or city level about putting in a multi-use sidewalk on the south side of Commerce Parkway?

County Engineer Silliman replied, not that I am aware, and it's particularly not a multi-use. Typically, we see the wider multi-use on one side and a four- or five-foot concrete sidewalk on the other, which is how it's laid out now. There's a little bit more question in that now, I guess, with the recently completed Commerce Parkway traffic study that was accepted by both Fiscal Court and the City of LaGrange recently, if there were to be improvements in this area, how would it effect the sidewalk? Would they have to rip out a brand-new sidewalk, and we'd hate to see that. Mr. Swansburg was saying that the construction of a sidewalk would potentially push the layout south. I don't know if it would, if you built it in the right-of-way and right now the designed layout doesn't encroach into the 100-foot Commerce Parkway right-of-way. The alternative though to that is if there is a potential for widening Commerce Pkwy soon and including the turn

lane in the center, how does that effect a potential sidewalk? An alternative would be instead of building a sidewalk then provide a fee for that cost. Have the applicant put money in an escrow for future development of that sidewalk.

Commissioner Miller asked, the two entrances appear to be two-way entrances, are you comfortable as the engineer with just a 15-foot radius?

County Engineer Silliman replied, no. Typically, we would require and I think the state standard is around 25-35 foot. We will look at it during the construction plan review.

Commissioner Douglas asked, can you explain what type of business will be going on in this contactor storage.

Fahr Juneja, 7815 Farm Spring Dr., Prospect, was present and sworn in prior to replying, our anticipation of the type of tenants here are flooring contractors, paint contractors, electricians, and plumbers. I don't think there would be heavy equipment. There is parking on the front and that's kind of a retail side showroom where customers can park, and small warehousing in the back.

Commissioner Douglas asked, would it be left to the tenants to come in and ask for a conditional use permit to store lawn, landscaping equipment, and backhoes?

County Attorney Baxter replied, yes and no. The tenant might make the application, but the property owner is going to sign the application.

Commissioner Douglas asked, what is your justification for the waiver of the sidewalks? You mentioned that four or more lots that the commission can make a recommendation or waiver based on sidewalks.

Attorney Swansburg replied, I put that in my presentation because that is my understanding of the justification for why this property would be subject to the regulations. But I could be wrong, but this is my understanding of the sidewalks.

Commissioner Douglas asked, is this the first time we have asked for a waiver?

County Engineer Silliman replied, no, but there was Summit Parks, which is a residential subdivision, but it is not necessarily the same.

Director Fischer replied, we have had a couple come in for subdivision type developments.

Commissioner Douglas asked, are the buildings in the back open or enclosed?

Attorney Swansburg replied, they are enclosed.

Commissioner Kraus asked, did I hear County Engineer Silliman right, that they would not have to redevelop this whole plan for the sidewalks?

County Engineer Silliman replied, I did say that might be the case because I think the project is being developed on private property outside the right of way. So, we requested the sidewalk to be put in the right of way. I don't see how the two conflict.

Attorney Swansburg replied, the applicant is willing to put money toward the effort if that is a decision that is made by the city or the county to put the sidewalks on that side.

Director Fischer asked, is there anything at all in the Commerce Parkway Traffic Study that was recently adopted that talks about or encourages the walkability on both sides of Commerce Parkway in the future?

County Engineer Silliman replied, I don't think so. But we were not looking at the pedestrian access in that specific study.

Commissioner Douglas asked, will there be a fence around the property?

Jason Baker replied, there will be gates around the enclosed areas.

5. Rebuttal evidence and Cross Examination by the Applicant:

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 respectfully requests that the commission approve an amendment to the Oldham County Zoning Map to designate the parcel located at the 1000 Block of Commerce Parkway as C-3 from the current designation of R-2 on the basis that it comports with the Oldham County Comprehensive Plan and because the current zone classification is inappropriate.
- The second request is for the commission to approve the development plan for this project because it complied with the Oldham County Comprehensive Zoning Ordinance and Subdivision Regulations.
- The third request is for the commission to grant the applicants a waiver of section 6.3 of the subdivision regulations because the practicalities of constructing a sidewalk along the northern border of the property make the project infeasible, because it establishes a sidewalk to nowhere and because the objectives of the regulations are met already by the existing walking trail / sidewalk along the north side of Commerce Parkway.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-25-025

Zoning Map Amendment

1000 Block of Commerce Parkway

Motion was made by Commissioner Kraus and seconded by Commissioner Davis to recommend to the LaGrange City Council a zoning map amendment for 1000 Block of Commerce Parkway to change the zoning to C-3 because the existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because of similar zoning classifications of the surrounding properties and current supporting infrastructure. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the December 9, 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, Davis, Douglas, Elder, Hampton, Hayes, Jones, Klingenfus, Kraus, and Miller.

NO: None

ABSTAIN: None

ABSENT: Commissioners Allison, Graham, and Marsh.

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

**FINDINGS AND DECISIONS
Docket PZ-25-025
Waiver for Sidewalks
1000 Block of Commerce Parkway**

Motion was made by Commissioner Elder and seconded by Commissioner Miller to approve the sidewalk waiver at 1000 Block of Commerce Parkway because the applicant’s willingness to contribute to the construction of sidewalks should it be required by the City of LaGrange after consulting with planning staff, county engineer and City of LaGrange. This motion also includes the following Binding Elements.

Binding Elements

1. The waiver shall only apply to the plan reviewed at the December 9, 2025, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Allen, Davis, Douglas, Elder, Hampton, Hayes, Jones, Klingenfus, Kraus, and Miller.

NO: None

ABSTAIN: None

ABSENT: Commissioners Allison, Graham, and Marsh.

Motion approved for waiver on a vote of 10-0.

FINDINGS AND DECISIONS
Docket PZ-25-025
Development Plan
1000 Block of Commerce Parkway

Motion was made by Commissioner Elder and seconded by Commissioner Davis to approve the preliminary development plan at 1000 Block of Commerce Parkway because it complies with objectives LU-1-1, LU-3-1 and BI-1-2 of the comprehensive plan, zoning regulations and the subdivision regulations and based on evidence and testimony given today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the December 9, 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. Landscaping and Lighting Plan must be submitted to staff for approval prior to issuance of a building permit.
5. Money shall be placed in escrow for the potential future construction of sidewalks and an amount agreed upon by all interested parties prior to LaGrange City Council hearing for the zoning map amendment.

The vote was as follows:

YES: Commissioners Allen, Davis, Douglas, Elder, Hampton, Hayes, Jones, Klingenfus, Kraus, and Miller.

NO: None

ABSTAIN: None

ABSENT: Commissioners Allison, Graham, and Marsh.

Motion approved for development plan on a vote of 10-0.

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Chair Nasser called for a 5-minute recess at 10:30 a.m.

Chair Nasser called meeting back to order at 10:35 a.m.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-25-033 – An application has been filed by Key Homes, LLC for a Zoning Map Amendment and Development Plan on property located at the 3604 & 3608 W. Highway 146, La Grange. The property is 0.36 acres and currently zoned R-2, Residential District and C-1, Local Business District with a proposed zoning of R-4, Residential District.

Director Fischer recused himself from this docket.

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 December 9, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.

County Engineer Jim Silliman presented the following:

- The applicant will need a Storm Water Quality Management and Erosion Control Permit and a KY10 Permit, normally these are for developments greater than one acre but because this is part of the development across the street, the permits will be needed.
- The detention basin that is shown on the plan will need to accommodate the requirements of the storm water runoff.
- From the preliminary plans of the 393 realignment, this proposed development will not be affected.

Commissioner Douglas asked, did KYTC mention anything about the alignment of the entrance to Oldham Pointe?

County Engineer Silliman replied, the applicant will need to get an encroachment permit from KYTC, and they will do a further review for the encroachment permit.

Commissioner Douglas asked, could it potentially change anything on the plan?

County Engineer Silliman replied, that it is something the applicant's engineer will need to answer.

Commissioner Hayes asked, is this enough parking?

Senior Planner Barge replied, they do meet our parking regulations that are in our zoning ordinance.

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 two requests, one is a zoning map amendment to be changed from R-2 and C-1 to R-4 and the second is the development plan.
- The applicant wants to build a five-unit apartment complex on 0.36 acres across the street from Oldham Pointe Apartment Complex, but I also want to make it clear that this is not phase 2 for those apartments.

Billy Doelker, Key Homes, 4751 Fox Run Road, Buckner, was present and sworn in prior to presenting.

- The houses that were on the property became an eyesore and we decided to demolish them and build a five-unit apartment complex to clean the two parcels up.
- This proposed development is not part of the development across the street, they will not share amenities, no crosswalks, and no connectivity.
- The proposed apartment complex will have its own dumpster and its own mailboxes.
- The apartment complex will have the same construction material as the ones across the street.

Derek Triplett, Land Design & Development, 503 Washburn Ave, Louisville, was present and sworn in prior to presenting.

- We have received approval from KYTC for entrance.
- There will be no plantings in the detention basin.

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, on the plans it shows 10 parking spaces and one ADA parking space, do you have two ADA parking spaces?

Attorney Swansburg replied, there are two ADA parking spaces.

Commissioner Douglas asked, did anyone talk to CSX about the right of way?

Attorney Swansburg replied, yes, CSX says if the development is not encroaching onto the right of way, and this development is not, then they are good with the proposed development. CSX also asked, if this development was approved that the developer put up a six-foot-tall construction barrier during construction phase.

Commissioner Douglas asked, did neighbors come to the neighborhood meeting and if so, were there any discussion from the residents?

Attorney Swansburg replied, yes, and the neighboring residents had information questions.

Commissioner Douglas asked, where will the mailboxes be placed?

Mr. Doelker replied, I had a conversation with the letter carrier, and he said there would be a cluster box for the mailboxes located close to the dumpster enclosure.

Commissioner Davis asked, what size will the units be?

Mr. Doelker replied, three units on the first floor are in the 1,100 sq.ft. range with two bedrooms, and the second floor will be about 1,250 sq.ft. with two bedrooms.

Commissioner Douglas asked, can you explain why there is a demand for affordable housing?

Mr. Doelker replied, the owner-occupied housing has just skyrocketed to a point where some people cannot purchase a home, so they must rent.

- 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.

- Asking this board to approve an amendment to the Oldham County Zoning for the parcels located at 3604 and 3608 West Hwy 146 from R-2 and C-1 to R-4.
- There have been major changes in the economic, physical or social nature within the area which were not anticipated at the time of adopted comprehensive plan and which have substantially altered the basic character of such site.
- We are asking this board to approve the development plan because it comports with Oldham County Comprehensive Plan, particularly LU-2-1.

END OF PUBLIC HEARING

Senior Planner Anna Barge summarized the docket.

FINDINGS AND DECISIONS **Docket PZ-25-033** **Zoning Map Amendment** **3604 & 3608 West Hwy 146**

Motion was made by Commissioner Davis and seconded by Commissioner Elder to recommend the approval to the Oldham County Fiscal Court for a zoning map amendment for property located at 3604 and 3608 West Hwy 146, LaGrange, because the area has changed and the development is appropriate for area and because of the testimony presented today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the December 9, 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, Davis, Douglas, Elder, Hampton, Hayes, Jones, Klingenfus, and Kraus.
- NO:** Commissioner Miller.
- ABSTAIN:** None
- ABSENT:** Commissioners Graham, Allison, and Marsh.

Motion approved for zoning map amendment on a vote of 9-1.

**FINDINGS AND DECISIONS
Docket PZ-25-033
Development Plan
3604 & 3608 West Hwy 146**

Motion was made by Commissioner Kraus and seconded by Commissioner Elder to approve the development plan for property located at 3604 and 3608 West Hwy 146, LaGrange, because it complies with the objectives of the comprehensive plan, zoning ordinance and subdivision regulations and based on testimony heard today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the December 9, 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 applicant must obtain a rear yard setback variance from the Oldham County Board of Adjustments.
5. A landscaping and lighting plan will be required at time of construction plan submittal.
6. A consolidation plat must be approved at staff level prior to construction plan approval.

The vote was as follows:

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

NO: Commissioner Miller.

ABSTAIN: None

ABSENT: Commissioners Graham, Allison, and Marsh.

Motion approved for development plan on a vote of 9-1.

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Other Business:

Director Fischer stated, Chair Nasser completed 3.0 hours of training on real estate, and this board needs to vote for her training hours to count for continuing education.

Motion was made by Commissioner Douglas and seconded by Commissioner Elder to approve 3 hours of training for Chair Nasser to count for continue education. Motion carried by unanimous voice vote with Chair Nasser abstained.

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There being no further business, the Planning Commission meeting adjourned at 11:40 a.m.

The next regular scheduled meeting is on Thursday, January 27, 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:

A handwritten signature in black ink, appearing to be 'Katie Nasser', written over a horizontal line.

Katie Nasser, Chair

Respectfully Submitted:

A handwritten signature in blue ink, appearing to be 'Christy Edgar', written over a horizontal line.

Christy Edgar, Secretary