

**Technical Review Committee Meeting
Wednesday, September 16, 2026
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Ryan Fischer – Oldham County Planning & Development
Cayley Crum – Oldham County Planning & Development
Derek Schade – Oldham County Engineer Staff
Matt Tolar - Oldham County GIS
Jim Sitzler – LaGrange Fire & Rescue Department Chief
Scot Treece – LaGrange Utilities Commission

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-018 S & S Investments, Inc., 2613 & 2615 Allen Lane

Development Plan
Current Zoning – R-4, Residential District
Applicant – S & S Investments, Inc.
Engineer – Land Design & Development, Inc. (LD&D)

Mike Hill, Land Design & Development, 503 W. Washburn Ave., Louisville

- The property is 5 acres and zoned R-4.
- Applicants are proposing 94-unit apartments spread across 7 buildings with no waivers or variances.
- Total of 92 parking spaces, 27 of them being garages.
- One entrance.

AGENCY COMMENTS:

Cayley Crum, Planner, Oldham County Planning and Development Services

1. Verify that all locations of utilities have been indicated on the plan.
2. Indicate a general description of substantial tree type and sizes.
3. Note whether there are any areas of steep slope (over 30%).
4. Indicate 23,500 square feet of open space required by R-4 zoning.

Cayley Crum read City of LaGrange Public Works, Corey Rusnak comments.

- Any encroachment to Allen Lane will require a permit from our office. An application for an encroachment permit can be obtained in person at LaGrange City Hall or online at www.lagrangeky.gov
- Allen Lane, upon completion of the KYTC project, will become a dead-end street. The encroachment may need to be shifted further to the south. There will not be a continuation of the road to the north.
- Applicants will communicate with CSX to ensure the entrance is not within the railroad right of way.
- We have received calls concerning the proposed detention basin location and discharge to Artisan Park subdivision. Consideration of relocating the basin to not discharge to Artisan Park should be considered, if feasible.

Cayley Crum read LaGrange Fire & Rescue, Jim Sitzler's comments.

- Single Point of Access
 - The submitted plan relies entirely on one entrance from Allen Lane to serve all 94 residential units. No secondary access, emergency access lane, or gated fire lane is shown. A single access point for a multi-building, multi-family development presents significant risk during fire and EMS operations.
 - Is there documented engineering justification demonstrating a single access is sufficient.
- Entrance Width Concerns
 - The entrance width is not provided. Fire apparatus access roads must be a minimum of 20 feet wide (IFC 503.2.1), and a minimum of 26 feet (IFC App. D) wide in all areas where aerial apparatus operations are required. The plan must show the entrance width and confirm compliance with these minimums.
- Fire Apparatus Turning Radii
 - The plan does not include any fire-apparatus turning templates, radii, or swept-path analysis. Several internal drive aisles and parking courts appear narrow and may not accommodate the turning requirements of our responding apparatus.
- Fire Hydrant Coverage
 - The plan does not show fire hydrant locations or locations of FDCs.
 - There is no evidence that adequate water supply hydrants will be placed within required distances.

Matt Tolar, Oldham County GIS

- We will need a name for the road inside the compound, so the units will have addresses.
- We will also give the garages an address for permitting purposes.

Derek Schade, Oldham County Engineer Staff

1. The land-disturbing area will be greater than one (1) acre for this project. As such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
2. It does not appear that the applicant is planning to conduct construction on a pond that is a jurisdictional stream or wetland on the online USGS The National Map. As such, the applicant will not be required to obtain permits from the US Army Corps of Engineers (US ACE) and KY DOW for stream impact.
3. The applicant shall ensure the buffering and landscape provisions are satisfied where the apartments are adjacent to existing single-family residential areas. The applicant shall coordinate with Oldham County Planning and Development Department to satisfy this requirement.
4. In accordance with Section 6.3.C, curbing is required for all paved traffic areas.
5. Please include drainage flow arrows, as indicated in general note #4.
6. The applicant shall coordinate with Oldham County Planning and Development and the City of LaGrange regarding the requirement for sidewalks within the incorporated city limits considering the planned Allen Lane reconstruction project is being outfitted with sidewalks. It

is the opinion of Oldham County Engineering that sidewalks shall be provided from the apartment complex along the existing portion of Allen Lane and connect to the new sidewalks planned as part of the KYTC project. ~~Oldham County Engineering will also be recommending this requirement be made a binding element by Planning Commission.~~

7. The applicant shall coordinate with Oldham County Engineering and the City of LaGrange regarding relinquishing the public right-of-way along the existing portion of Allen Lane and the establishment of an 'access and utility easement.' As part of this coordination, improvements to the existing portion of Allen Lane should be completed to ensure proper construction of the road and drainage. ~~Oldham County Engineering will also be recommending this requirement be made a binding element by Planning Commission.~~ This shall also be coordinated with KYTC and the maintenance of traffic plan for the Allen Lane realignment and railroad underpass project.
8. Considering the planned use, we assume the internal streets, driveways, and common parking areas will be private (e.g., not be dedicated to public use) and shall be maintained by the apartment complex. If this is correct, the applicant shall state this on the plan.
9. According to the TRC Plat, one detention basin is being planned. The applicant is required to verify this basin meets the requirements of the Oldham County post-construction runoff ordinance. Since it appears the applicant intends to discharge toward a future state highway (Allen Lane), this analysis shall also include the 25-yr design storm as is typically required by KYTC. The applicant shall also ensure the project will treat the required Water Quality Volume (WQv).
10. The discharge from the detention basin shall be 15' from the property line.
11. No trees will be permitted within the 100-year WSE of the detention basin.
12. To ensure increased stormwater runoff is not occurring on downstream properties, please include where the apartment complex downspouts are being routed. Oldham County Engineering recommends all downspouts be connected to storm sewer conveyances.
13. The proposed detention basin shall be encompassed by a drainage easement, which shall be recorded with Oldham County. That drainage easement shall also be recorded with a Long-Term Stormwater Maintenance Agreement.
14. The applicant shall coordinate with local emergency services, school transportation representatives, and other applicable services (including but not limited to trash collection) regarding vehicle flow within the subject property. The coordination shall ensure the pavement geometry, including that of the entrance, can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, school buses, moving trucks, etc.).
15. Ensure centralized mailbox units meet the requirements of the United States Postal Service.
16. Based on the number of units (94) for Multi-family Housing (Low-Rise), preliminary calculation from the ITE Trip Generation Web-based Application indicates that the site will generate 59 PM peak hour trip. Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an AADT of 2204 in 2024 on Allen Lane (Sta. A43 located approximately 400 feet south from the proposed entrance to the subject property). Based on these values, a Traffic Assessment (TA), not a Traffic Impact Study (TIS), is required in accordance with Oldham County Subdivision Regulations.

Jim Sitzler, LaGrange Fire & Rescue Department

- No other comments

Scot Treece, LaGrange City Utilities Commission

- If you decide to go out of the middle of the property for the sewer then you will need to upgrade the existing pump station.
- If you decide to go out of the back of the property for the sewer, then it will be gravity sewer, and no pump station will be involved in that direction.

- You will need to submit plans for us to review.

Ryan Fischer, Oldham County Planning & Development Director

- Can the dumpsters be moved away from the residential neighborhood?
 - Mr. Moss replied, yes, we will look at relocating them.

Public Comments:

Alan Florence, 806 Artisan Pkwy, LaGrange

- What is the difference between this project and the one that was denied a few years ago?
 - Mr. Moss replied, the one that was denied a few years ago was coming for a zoning change, this property is zoned correctly, and we do not have to go for a zoning change.
- What are the setbacks from the closest building to the adjoining parcel?
 - Planner Crum replied, the allowed setbacks are 7 ½ feet however with the landscape buffer it will be about 15 feet.
- Will the existing mature trees remain?
 - Mr. Moss replied, there may be some trees around the perimeter that could be preserved, but I cannot tell you right now what will and what won't.
- Will the final landscape plan include year-round screening, maintenance requirements, and/or replace of dead trees?
 - Mr. Moss replied, yes.
- How do we obtain a copy of all the plans once they have been approved?
 - Director Fischer replied, through an open records request.

William Moore, 1302 Majestic Woods Dr., LaGrange

- I am the pasture of Covenant Church, which is on the north side of the railroad tracks.
- Concerned about the drainage onto our lot.

Stephanie Hawkins, Magistrate, 100 W. Jefferson Street

- I am asking that this project be postponed until after the Allen Lane project is done.

Alison Gapen, 830 Artisan Pkwy, LaGrange

- Concerned about the drainage from this proposed development because we already have drainage issues in our yard.

Travis Harley, 800 Artisan Pkwy, LaGrange

- I have worked with LaGrange City in regard to the drainage issue.
- I have erosion in my backyard, and this proposed development will make it worse.
- I am concerned about the drainage as well.

Susan Gaul, 506 Wilmar Court, LaGrange

- I am concerned about the children being so close to the railroad tracks and children love trains.
- Will there be fencing to block access to the railroad and the tracks.
 - Mr. Moss replied, we do not have any plans at this time for fencing, but it is something that can be added.

Matt Laguna, 501 Wilmar Court, LaGrange

- Will there be privacy fence along the neighborhood?
 - Senior Planner Hine replied, there is a screen requirement along with a landscape buffer requirement for multifamily adjoining single-family residential.

- Planner Cayley read the landscaping ordinance.

Janet Page, 801 Artisan Pkwy, LaGrange

- There is a large dead tree on their property that needs to be removed which is threatening the neighbor's house, can you wall remove this tree before it hurts someone?
 - Mr. Moss replied, we will contact a tree service.

Virginia Austin, 903 Artisan Pkwy, LaGrange

- The water flows down like a river, and I am concerned about drainage.
- The drainage system does not work for us.

Rita Millard, 837 Artisan Pkwy, LaGrange

- Will there be a cut through to our subdivision from this proposed development?
 - Mr. Moss replied, no.
- Concern about overcrowding the schools.

Rick Olgine, 905 Artisan Pkwy, LaGrange

- Why are the setbacks different on the north south versus the east west sides?
 - Planner Cayley replied, the north and south side is 7 ½ feet and the rear is 25 feet and the front is 5 feet. They do meet all setbacks for the R-4 zoning.

Kimberly Weston, 904 Artisan Pkwy, LaGrange

- We own the lot that you wanted to purchase, and if we sold the lot to you what would you have done with the lot?
 - Mr. Moss replied, we would provide the sewer easement through that lot.

Dustin Stephens, 502 Wilmar Ct., LaGrange

- Is there a way to get more privacy between this development and our backyards?
 - Mr. Hill replied, there is a dense screen that's required by code.

PRESENT:

TRC Committee Members:
 Ryan Fischer – Oldham County Planning & Development
 John Hine – Oldham County Planning & Development
 Derek Schade – Oldham County Engineer Staff
 Matt Tolar - Oldham County GIS
 Jim Sitzler – LaGrange Fire & Rescue Department Chief
 Scot Treece – LaGrange Utilities Commission

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-019 111 North First Avenue LLC, 111 & 113 North First Avenue

Zoning Map Amendment
 Current Zoning – C-2, Community Business District
 Proposed Zoning – C-N, Commercial Neighborhood District
 Applicant – 111 North First Avenue LLC

Brooken Smith, Swansburg & Smith, PLLC, 117 W. Main Street, LaGrange

- The applicant is wanting to reclassify the zoning from C-2 to CN, which is what the property is currently being used as with a permit.
- No changes to the structure.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Your next step will be an application for a Zoning Map Amendment and Development Plan to the Oldham County Planning Commission.

John Hine read LaGrange Fire & Rescue, Jim Sitzler's comments:

- The proposed zoning change from C-2 to C-N does not create any new fire-protection concerns currently.

Matt Tolar, Oldham County GIS

- No Comment

Derek Schade, Oldham County Engineer Staff

- No Comment

Jim Sitzler, LaGrange Fire & Rescue Department Chief

- No Comment

Public Comments: None

PRESENT:

TRC Committee Members:
Ryan Fischer – Oldham County Planning & Development
John Hine – Oldham County Planning & Development
Derek Schade – Oldham County Engineer
Matt Tolar - Oldham County GIS
William Blakely – South Oldham Fire Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-020 Crestwood Ventures LLC, 7505 Kavanaugh Road

Preliminary Subdivision Plan
Current Zoning – R-2, Residential District
Applicant – Crestwood Ventures LLC
Engineer – Milestone Design Group

Tim Thomas, Milestone Design Group, 1428 Lafayette Ave., Columbus, IN

- Applicants want to subdivide 9.3 acres into 10 lots.
- The lots will have frontage on Kavanaugh Road.
- There is an existing drainage swale that flows to a drainage basin which will be analysis to make sure it meets the requirements.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Include the date of preparation and all dates of revision.
2. Show street grades and elevations at street intersections.
3. Include any access points designated for construction traffic.
4. Plans should show areas of substantial trees including a general description of their type and size.
5. Notation regarding the location and elevation of the 100-year flood plain is missing.
6. Location of any proposed stormwater detention basin not shown on plans.
7. Lot coverage is not shown in site statistics.
8. Section 5.5 of the Oldham County Subdivision Regulations requires sidewalks to be constructed on both sides of public streets located in incorporated cities.
9. Your next step is to submit a Preliminary Subdivision application to the Oldham County Planning Commission.

Cayley Crum read MSD, Kim Loechle's comments.

- DFC approved last week. Construction of a lateral extension will be required.
- Sanitary sewer plans to be submitted to MSD for review and approval.

John Hine read LG&E / KU, Paul Weis comments.

- LG&E has no objection to the preliminary drawing as submitted with the understanding that a future plat will require utility easements to be reserved.

Matt Tolar, Oldham County GIS

- The Postmaster decides on mailbox clusters or mailboxes.

Derek Schade, Oldham County Engineer

1. Because land-disturbing area associated with the ten (10) lots will be equal to or greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
2. Since the cumulative land-disturbing area associated with this subdivision is assumed to be equal-to or greater-than one (1) acre, the applicant will be required to satisfy the detention and water quality volume treatment requirements outlined in Oldham County's Post-Construction Stormwater Control Ordinance.
3. Detention and retention basins shall have the following attributes:
 - a) No trees will be permitted within the 100-year WSE of a detention basin.
 - b) The outlet headwall of the basin should be set-back 15-ft from the property line.
 - c) The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
4. The applicant shall coordinate any required Landscape Buffer Area (LBA) between this subdivision and the adjacent event space.
5. Proposed roadway improvements shall include coordination with the City of Crestwood and Oldham County Engineering since Kavanaugh Road and Kavanaugh Extension are maintained by the City of Crestwood. Improvements and other considerations should include but not be limited to:
 - a. Shared driveways or a frontage road,

- b. Geometric roadway improvements considering access locations, posted speed limit (Kavanaugh Road posted 25mph), and agreements associated with PZ-23-014 regarding the Kavanaugh Lodging and Event Venue,
- c. Roadside drainage improvements,
- d. hydraulic calculations will be required to determine driveway culvert sizing, if access is requested from Kavanaugh Extension and the City allows,

Update: On September 18, 2026, Oldham County Engineering met with the Crestwood City Engineer to discuss the items contained in comment #5 above. After discussing some available options on the phone with the applicant, Cory Adkinson, the following provisions were determined to be applicable to this project:

- Based on the comments from Chief Williman Blakely, South Oldham Fire Department, Oldham County Engineering will only permit road encroachments onto Kavanaugh Road, unless road improvements are completed to Kavanaugh Extension.
 - Shouldering will be required along Kavanaugh Road, from Kavanaugh Extension to The Kavanaugh event space entrance. Shouldering will only be required on the side of the road adjacent to The Retreat at Kavanaugh, but shall be constructed of Dense Grade Aggregate (DGA), a minimum of 3-ft wide and 15-inches deep. The shouldering shall be bonded by the developer within a performance bond at the time of record plat, and shall be completed prior to June 2027. Oldham County Engineering will recommend to Planning Commission that this requirement be approved as a binding element.
 - Shared driveways will not be required to minimize the number of encroachments on to Kavanaugh Lane.
6. It is unclear why note 16 states 60' right-of-way will be provided for Kavanaugh Extension when the plan shows that already exists.
 7. The applicant shall be prepared to incorporate cluster mailboxes into the subdivision design if required by USPS.
 8. Based on the number of lots in this development, 10, preliminary calculations indicate that the site will generate approximately 10 PM peak hour trips using the using the Institute of Transportation Engineers (ITE) web-based trip generation tool for single-family detached housing. Based on those values, neither a Traffic Assessment nor a Traffic Impact Study is required in accordance with Oldham County Subdivision Regulations.

William Blakely, South Oldham Fire Department

- There will be some type of upgrades if Kavanaugh Road Extension is used.
- No concerns at this time for fire protection.

Public Comments:

Debbie Smith, 7019 Kavanaugh Road, Crestwood

- Concern about the extra traffic on Kavanaugh Road because of these 10 homes and the event venue that was just approved.

Public Meeting Adjourned at 2:27 pm.