MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, November 23, 2021

At 9:00 a.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 at 100 W Jefferson St, La Grange, 40031 by Chairman Kevin Jeffries.

Other Commission members present were:

Ed Hafling	Iva Davis	Suzy Walser
Sam Finney	Thomas Elder	Berry Hampton
William Douglas	Sue Ann Jones	Katie Nasser
Bob Klingenfus	Greg King	Brandon Smith

Commissioners Laura Bohne and John Falvey were absent.

Others present and sworn in were Planning and Development Services Director Jim Urban, Assistant Director Amy Alvey, County Engineer Jim Silliman, and Senior Planner Tom McIntyre. County Attorney John Carter was also present for the meeting and Administrative Assistant Bree Heightchew was the Secretary for the meeting.

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DOCKET PZ-21-025 – Application has been filed by W&M Stone Enterprises, Inc. for the approval of a Revised Development Plan (Self-Storage Facility) on approximately 1.902 acres. The property is located at 6520 West Highway 146, Crestwood. The zoning is C-3 General Business District.

Due to the lack of legal representation at the hearing, Docket PZ-21-025 (W&M Stone Enterprises, Inc.) was deferred to a future meeting date to be determined by the applicant.

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Approval of Minutes –

Motion was made by Commissioner Hafling and seconded by Commissioner Elder to approve the October 26th, 2021 minutes as corrected. Motion carried by unanimous voice vote.

- pg. 3 clarification: requirement of one large or medium tree every 40 feet.
- pg. 1 under Minutes Approval: Minutes were approved by unanimous vote with no motion or second.
- pg. 3 insert of “to” after “decedents”

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Public hearing regarding the adoption of the Revised School Capacity Standards.

Introduction of the application by staff and questions by the Commission:

Assistant Director, Amy Alvey presented the following:

- Changes have been made to the school capacity standards to better adhere to mixed use and multi-family developments where you would see retail/commercial on the first floor, office on the second floor and residential on the third floor.
- The update will change the allotted building permits per year to allotted dwelling units per year because one building permit will be issued for a structure but could have multiple dwelling units in it.
- The change will promote mixed use and other uses such as open space and community space that does not generate students.
- KRS 100.201(2), which allows the Commission to have capacity standards, was added to the School Capacity Standards as a reference.
- A portion was added that states "Developments that include open space or mixed uses (non-residential and/or non-student generating uses) shall receive additional dwelling units per year based on a multiplier approved by the Oldham County Board of Education and accepted by the Commission. No development shall be granted more than 125 units per calendar year."
- The updated standards were reviewed by the Board of Education along with the Study Review Committee.
- The numbers that will be specific for the multipliers for open space/green space and non-student generating uses will not be in the ordinance because that is a number that will fluctuate similar to the number of students generated per dwelling unit.
- Calculations and multipliers for multi-family development are still being worked on. The issue with phasing multi-family development is the permitting and funding of those types of developments but staff is work with the Board of Education on a solution.

Michael Williams, Director of Pupil Personnel, stated the following:

- The updates were reviewed with the Board of Education in the evening prior to this hearing and this regulation is not within the Board policy as it is too broad to include specifics such as these updates. This update falls under the administrative regulations that is reviewed, updated and enacted by administrative staff and board attorney.

Presentation by the applicant or representative and others in support of the application: None
Testimony and questions by those opposing the application: None
Questioning of the applicant and those opposing the application by the Commission:
Michael Williams responded to questions by the Commission:

- The multiplier was calculated by reviewing the tax revenue from undeveloped land and commercial properties.
- The multiplier will not change for each development, it will be set for one year and reviewed annually similar to the growth numbers presented annually.

Rebuttal evidence and Cross Examination by the Applicant: None
Rebuttal evidence and Cross Examination by the Opposition: None
Final statement of the Opposition: None
Final statement of the Applicant: None

END OF PUBLIC HEARING

FINDINGS AND DECISIONS
Revised School Capacity Standards

Motion was made by Commissioner King and seconded by Commissioner Walser to recommend the changes to the School Capacity Standards to the members of Joint Planning Commission as presented.

The vote was as follows:

YES: Commissioners Hafling, King, Jones, Davis, Elder, Douglas, Finney, Hampton, Walser, Smith, Klingenfus, Nasser.
NO: None
ABSTAIN: None
ABSENT: Commissioners Bohne and Falvey.
Motion passed on a vote of 12-0.
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There being no further business, the Planning Commission meeting adjourned at 9:25 AM.
The next regular meeting will be Tuesday, December 28th, 2021, at 9:00 a.m. and will be held in the courtroom of the Oldham County Fiscal Court at 100 W Jefferson Street, La Grange, 40031. There is a possibility of a meeting date change due to the upcoming holidays.

Approved:

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Kevin Jeffries, Chairman

Respectfully Submitted:

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Bree Heightchew, Secretary