

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 27, 2022**

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, LaGrange, Kentucky, by Chairman Kevin Jeffries.

Other Commission members present were:

Iva Davis	Ed Hafling	Tom Marsh
Thomas Elder	Berry Hampton	Katie Nasser
Joe Ender	Sue Ann Jones	Suzy Walser
John Falvey	Greg King	
Sam Finney	Bob Klingenfus	

Commissioner William Douglas were absent.

Others present and sworn in were Planning and Development Services Director Jim Urban, Senior Planner Ryan Fischer and Oldham County Engineer Jim Silliman. Attorney John Carter was present for the meeting and Administrative Assistant Christy Edgar was the Secretary for the meeting.

Approval of Minutes

Motion was made by Commissioner Hafling and seconded by Commissioner Nasser to approve the August 23, 2022, minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 2: 7th Bullitt point under Kenneth Agent, change “the” to “than” 75 degees.
- Page 3: 1st Bullitt point under Attorney Baxter questioned Kenneth Agent, change “acquired” to “required”.
- Page 4: Under Derrick Holland, change “then” to “than” what is planned now.
- Page 5: Under Mrs. Zimmerman, change “advisor” to “advisory” speeds.

Executive Session Pursuant to KRS 61.810

Discussions of proposed or pending litigation against or on behalf of the public agency.

Motion was made by Commissioner Falvey and seconded by Commissioner Hampton to go into Executive Session. Motion carried by unanimous voice vote.

Chairman Jeffries called meeting back into session at 9:21 a.m.

Secretary Christy Edgar called and read Docket:

PZ-22-022 - Application has been filed by Gerry Ahrens for the approval of a revised Development Plan (Ahrens Professional Offices) on approximately 1.2 acres. The property is located at the 1200 Block of North Highway 393, Buckner.

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

Senior Planner, Ryan Fischer, presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated, September 27, 2022).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Jim Silliman, Oldham County Engineer, presented the following:

- See Exhibit A1, Letter to Applicant dated, September 26, 2022.
- Traffic Assessment is not being required for this project.
- Entrance of development encroaches on a state road. Will need to apply for a road encroachment permit.
- Land disturbance is less than 1 acre, therefore will not require a Stormwater & Erosion Control permit.

Commissioner King: What is the background of the realignment plans for Hwy 393 and what is the timeline for this project to be done?

Director Urban: I will be attending a 10 a.m. meeting today regarding to advancing the 393 project and will know more about the timeline after the meeting. The realignment of Hwy 393 with the passing under the railroad track which will move Hwy 393 to the east and the new Hwy 393 will end up behind this development.

Chairman Jeffries: The placement of the new building, is it closer to road or same location on the previous plan that was approved?

Jim Silliman: I am not sure, the applicant can respond.

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

Attorney Berry Baxter, Berry Floyd & Baxter, PSC, 117 Main St. LaGrange, KY, was present and representing Gerry Ahrens.

- January 6, 2022, Commission Board approved a 13,800 sq. ft. building.
- Due to professional relationship changes the building is being downsized to 4,115 sq. ft.
- The modernized building design will fit with the area.

Ashley Bartley, of QK4, 1046 E. Chestnut Street, Louisville, was present and sworn in prior to presenting.

- The building is approx. 88 feet from property line; 1st set of plans the building was 114.5 feet from property line.
- Most of the north part of property will remain vacant.
- Will have a 2-car garage.
- 28 Parking spaces.
- Under 1 acre that will be disturbed.

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

4. Rebuttal evidence and Cross Examination by the Applicant: None

5. Rebuttal evidence and Cross Examination by the Opposition: None

6. Final statement of the Opposition: None

7. Final statement of the Applicant: None

8. Questioning of the applicant and those opposed to the application by the Commission: None

END OF PUBLIC HEARING

FINDINGS AND DECISIONS

Docket PZ-22-022

Revised Development Plan

1200 Block of N. Highway 393, Buckner

Motion was made by Commissioner Nasser and seconded by Commissioner Davis to approve Docket PZ-22-022 based on testimony and evidence, the decrease of land disturbance and the building size it fits with the Comprehensive Plan and the Zoning Ordinances. This approval should also include the following Conditions of Approval.

Conditions of Approval:

1. The approval applies only to the plan presented at the September 27, 2022, Oldham County Planning Commission public hearing.
2. The development plan must comply with all established federal, state and county ordinances and requirements at the time of construction plan approval.
3. A landscape and lighting plan must be submitted and approved prior to the issuance of any building permits.

The vote was as follows:

YES: Commissioners Davis, Elder, Ender, Falvey, Finney, Hafling, Hampton, Jones, King, Klingenfus, Marsh, Nasser and Walser.

NO: None.

ABSTAIN: None.

ABSENT: Commissioners Douglas.

Motion passed on a vote of 13-0.

There being no further business, the Planning Commission meeting adjourned at 9:45 a.m.

The next regular meeting will be Tuesday, September 27, 2022, 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.

Approved:

Respectfully Submitted:

Kevin Jeffries, Chairman

Christy Edgar, Secretary