

**MINUTES OF REGULAR MEETING  
OLDHAM COUNTY  
PLANNING AND ZONING COMMISSION**

**Tuesday, April 22, 2014**

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 Building, LaGrange, Kentucky, by Chairman Kevin Jeffries.

Other Commissioners present were:

Joyce Albertsen	Greg King
Bob Arvin	Bob Klingenfus
Laura Bohne	Kevin Mesker
John Falvey	Mary Ann Smith
Sam Finney	Robert Zimlich
Tom Henrion	Jan Horton

Others present and sworn in were Planning and Development Services Director Jim Urban, Planning and Development Services Assistant Director Brian Davis and Community Planner Amy Alvey. Also present was Administrative Assistant Ethel Foxx and County Attorney John Carter.

\*\*\*\*\*

**Approval of Minutes – March 25, 2014**

Motion was made by Commissioner Bohne and seconded by Commissioner Zimlich to approve the minutes of March 25, 2014 as submitted and corrected.

Motion passed on a vote of 12-0.

\*\*\*\*\*

Secretary Foxx called and read Docket PZ-14-006.

**DOCKET PZ-14-006** – An application for a Waiver to allow a residential use in an industrially zoned district for a proposed tract located at 1909 Miller Lane, LaGrange. The zoning is I-1Light Industrial.

**(1) Introduction of the application by staff and questions by the Commission:**

Assistant Director Brian Davis presented the following:

- Summary of application (See Staff Report April 22, 2014, Exhibit A).
- Site History.
- Notes and Issues.

Mr. Davis responded to questions from the Commission:

- Prior regulations allowed residential homes in industrial districts so a rezoning was not necessary when the land was developed into Harrods Springs Farms Subdivision.
- Development is around 70+ acres.
- The applicant plans on creating a 1-2 acre tract of land for her daughter to build a home on.
- If the subdivision was rezoned to AG-1 Agricultural or R-2 Residential the minimum lot size would be 1 acre (because there are no sewers) and the proposed lot would be in compliance.
- Unaware of any subdivision restrictions that would conflict with the proposal.

Mr. Urban responded to questions from the Commission:

- At the time the Future Land Use Map was implemented staff did state that there were areas in the County that would be looked at regarding rezoning to a more appropriate zoning based off the use and this subdivision as well as Woodland Lakes, which is zoned C-3 Commercial, are good examples of those types of areas.

**(2) Presentation by the Applicant in support of the application:**

Judy Rogers, 1909 Miller Lane, LaGrange was present and sworn prior to speaking on behalf of this application:

- Would like to divide 12 acre tract of land and give up to 5 acres to their daughter to build a new home on.

**(3) Testimony and questions by those opposing the application: NONE**

**(4) Questioning of the Applicant and others in support of the application by the Commission: NONE**

**(5) Rebuttal evidence: NONE**

**(6) Rebuttal evidence and Cross Examination by the Opposition: NONE**

**(7) Final statement of the Opposition: NONE**

**(8) Final statement of the Applicant: NONE**

**END OF PUBLIC HEARING**

**FINDINGS AND DECISIONS  
PZ-14-006  
Waiver**

Motion was made by Commissioner Bohne and seconded by Commissioner Albertsen to approve Docket PZ-14-006, Wavier to allow a residential use in an industrially zoned district because:

- The strict compliance with the regulations would create an undue hardship.
- The applicant has 12 acres and can create two tracts that would comply with our regulations.
- The current zoning is inappropriate.
- There are homes in the surrounding area that have been constructed on industrial zoned property.
- There is no detriment to the public good.

**The vote was as follows:**

**YES: Commissioners Albertsen, Arvin, Bohne, Falvey, Finney, Henrion, Horton, King, Klingenfus, Mesker, Smith, Zimlich**  
**NO: None**  
**ABSTAIN: None**  
**ABSENT: Commissioner Crosby & Commissioner McWilliams**

**Motion passed on a vote of 12-0.**

\*\*\*\*\*

**OTHER BUSINESS**

Chairman Jeffries informed the Commission that Russ Rose from Oldham County Water District was present to give an overview of the Oldham County Water District and provide a tour of the water treatment plant and wellheads in Westport. Those attending the presentation and site visit would receive 2.5 hours of training credit.

Russ Rose, Oldham County Water District, presented the following:

- History of Oldham County Water District.
- Service area, customer count and water usage.
- Commission members and staff.
- Overview of equipment and water treatment process.
- Overview of capital projects and system wide improvements.

\*\*\*\*\*

There being no further business, the meeting adjourned at 9:59 a.m. The next regular meeting is scheduled for Tuesday, May 27, 2014 at 9:00 a.m. in the courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Respectfully Submitted:

---

Ethel Foxx, Secretary

Approved:

---

Kevin Jeffries, Chairman