

APPLICATION TO PLANNING COMMISSION
Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. CUP26-01 Fee Amount: \$ 250⁰⁰ Date Fee Received: 2/25/2026

1. APPLICANT Michael Ingram Owner (if different) _____

MAILING ADDRESS 124 McConnells trace, Lexington KY 40511

PHONE NO. [REDACTED] (HOME) _____ (WORK) _____

2. PLEASE CIRCLE: Paris (Bourbon County) / Millersburg/ North Middletown

Location [REDACTED] Hume Bedford rd,

3. SUBDIVISION _____

4. EXISTING USE _____ ZONING DISTRICT _____

5. DESCRIPTION OF REQUEST I would like to add a primary single family home.

7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT— Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

[Signature]
APPLICANT SIGNATURE

2/25/26
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

Dakota Farms
Michael Ingram
317 Indian Woods Trail
Cynthiana, KY 41031

February 25, 2026

Bourbon County Joint Planning Commission
525 High Street
Paris, Kentucky 40361

Re: Conditional Use Permit Application

Dear Members of the Commission,

In support of the conditional use permit application, I would like to provide information on the plans for the property. The property is currently being used as a horse farm and with some row crop. There is a tenant home that is being occupied by agriculture workers.

Looking forward, I have aspirations to expand the horse operation to encompass the majority of the property. I also have plans to build a primary home for myself and my family. The home will set back approximately 800 feet from the road, and use the existing entrance to the farm.

As the farm operates now, there is more work than I would be able to accomplish myself. With the future expansion of the horse operation it would be impossible for me to be able to manage the farm and all other aspects of the business by myself. And that is why im asking this commission to consider this application for conditional use.

At this time, there are no known prior actions taken by the Board of Adjustments on this property.

Please feel free to contact me with any questions or concerns at 859.588.2932 or sapientiam@hotmail.com

All the best,



Michael Ingram



KENTUCKY DEPARTMENT OF REVENUE

Division of Sales and Use Tax

P.O. Box 181, 51A 00

Frankfort, KY 40602-0181

Website: revenue.ky.gov

Phone: 502-564-5170

Fax: 502-564-2041

DAKOTA FARMS LLC
477 HARRODS CREEK ROAD
PARIS, KY 40361
United States

Date: 08/14/2023
Exemption No. AE-000039350
Effective Date: 08/14/2023

RE: *Kentucky Agriculture Exemption Authorization*

SUMMARY

The Department of Revenue (DOR) has received your application for Agriculture Exemption Number **Form 51A800**, and has approved your agriculture exemption license number for DAKOTA FARMS LLC at the following location(s) 477 HARRODS CREEK ROAD PARIS KY 40361.

This exemption applies only to purchases your organization makes. However, this authorization does not automatically exempt all purchases. The purchases must still meet the statutory requirements listed on the Farm Exemption Certificate, **Form 51A158**, or the On-Farm Facilities Certificate of Exemption for Materials, Machinery, and Equipment **Form 51A159**. For legal reference, see KRS 139.480.

OUR FINDINGS

Based on your application and supporting documentation, your application is approved for a sales and use tax agriculture exemption license number in Kentucky effective 08/14/2023. This agriculture exemption will expire on 12/31/2026 unless renewed by the exemption holder. You are now authorized to purchase tangible personal property without paying the sales and use tax to the vendor at the time of purchase. For legal reference, see KRS 139.481.

WHAT YOU NEED TO DO

You may give a copy of your Farm Exemption Certificate, **Form 51A158**, On-Farm Facilities Certificate of Exemption for Materials, Machinery and Equipment **Form 51A159**, or Streamlined Sales Tax Certificate of Exemption, **Form 51A260**, using the assigned agriculture exemption license number, to each of your vendors for their records. The vendor may keep the invoice and a copy of the exemption certificate as evidence to support their deductions on their sales and use tax returns.

You must immediately report and pay the tax due on any purchases not used for an exempt purpose. If you have a sales or consumer's use tax bill, report any tax due on the Kentucky Sales and Use Tax Return, **Form 51A102** or **51A103**, or the Kentucky Consumer's Use Tax



COMMONWEALTH OF KENTUCKY
ENERGY AND ENVIRONMENT CABINET
DIVISION OF CONSERVATION

Kentucky Agriculture Water Quality Plan

Date: 02/23/2026
Farm Name: Dakota Farms
FSA # 000039350

Physical Property Information

City: Paris **State:** Kentucky
Zip: 40361 **County:** Bourbon
No. of Acres: 97

Land Owner Information

Organization Name: Dakota farms llc
First Name: Sheila **Last Name:** Ingram
City: Cynthiana **State:** Kentucky
Zip: 41031

Land User (tenant, manager, etc.) Information

Organization Name:
First Name: Michael **Last Name:** Ingram
City: bourbon **State:** Kentucky
Zip: 40361

Best Management Practices List

Farm Operation	Activity Category	Selected BMP	Implementation Status
Crops	Grasses and Legumes in Rotation	BMP 7	Plan to Implement
Crops	Pasture and Hayland Planting and Management	BMP 9	Plan to Implement
Crops	Grassed Waterway	BMP 14	Not Interested
Crops and Livestock	Nutrient Management	BMP 5	Plan to Implement
Farmstead	Septic Systems and On-Site Sewage Disposal	BMP 2	Plan to Implement
Farmstead	Well Protection	BMP 4	Plan to Implement

I, Michael Ingram, the undersigned, being first duly sworn, state as follows:

1. I am the owner of the property that is subject of the conditional use permit
2. Agricultural use is now and will be made of the property as set out in KRS 100.111 (2)
3. Any residence currently on the premises or here after constructed on the premises will be occupied by a person, and their family, who is engaged in agricultural use.
4. Additional single-family dwellings erected for this purpose on or after adoption of this ordinance and afterward found to be unnecessary for such purposes may be rented for residential use after three (3) years of agricultural worker habitation as required in this section.

I swear, under penalty of perjury, that everything I stated in this Affidavit is true and correct.



Michael Ingram
317 Indian woods trail
Cynthiana, KY 41031
859.588.2932
sapientiam@hotmail.com