

MINUTES
Board of Zoning Appeals Meeting
September 14, 2020

The public hearing was called to order at 6:00 p.m. at the EMS building located at 320 Baker Rd.

Members present were: Chairman, David Subler, Lester Kueterman, and Mike Darnell. John Wagaman, and Billie Platfoot were absent. Also, in attendance was Village Administrator Michael Busse.

A motion to approve the agenda was made by Mike Darnell seconded by Lester Kueterman. Vote: All yeas.

A motion to approve the minutes from the July 13, 2020 meeting was made by Mike Darnell, seconded by David Subler. Vote: all yeas.

The Board was presented with BZA Case No. 20-05, a variance application filed by Mr. and Mrs. Scott Cost, 387 Catalpa Dr., for a variance to construct a 28 x 32' accessory garage building 15 feet from the west (185) property line where Versailles' zoning regulations require a 30-foot setback. It was noted in the meeting that this is a corner lot located at the corner of Catalpa Drive and State Route 185 with the driveway from the garage exiting onto state Route 185.

During discussion, Lester Kueterman inquired as to why the garage could not be located further to the east to avoid the need for the variance. Mr. Cost informed the Board that his drainage tiles for his house are located in that area, and if the building was located further to the east it would interfere with the drainage on his house and require him to relocate the drains. Zoning Officer Busse stated that he felt the variance would not create a sight distance issue for people turning into or off of Catalpa Drive at 185. The Board did however discuss the concern that the sidewalk not be blocked by vehicles parked in the driveway in front of the proposed garage. Mr. Cost acknowledged the Board's concerns and stated that if the variance is approved he would not be parking vehicles across the sidewalk in the driveway. Mr. Cost also acknowledged that he would be required to install as part of the garage construction process a hard surface driveway from the proposed garage to 185. Mr. Cost further stated that he intended to install a concrete driveway the full width of his garage the entire length to the roadway as part of this construction project.

All agreed those two items (concrete driveway and prohibiting the parking of vehicles blocking the sidewalk) should be conditions of the variance.

After discussion Lester Kueterman made a motion to permit the variance based on the two stipulations. David Subler seconded the motion and a roll call vote was taken with all members voting yes to approve the variance.

With no further business to conduct, a motion to adjourn the meeting was made by David Subler, seconded by Lester Kueterman. Vote: all yeas.

Meeting was adjourned at 6:20 p.m.

BZA Chairman

Michael Busse, Secretary