

**MINUTES**  
**Board of Zoning Appeals Meeting**  
**October 05, 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; Billie Platfoot, and John Wagaman. Mike Darnell was absent. Also, in attendance was Village Administrator Michael Busse. Guests included Mike Lewis, Vince Seger, and Nick Groff.

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

A motion to approve the minutes from the September 14, 2020 meeting was made by Lester Kueterman, seconded by David Subler. Vote: all yeas with the exception of Billie Platfoot who abstained.

Mr. Vince Seger was initially sworn in to give testimony at this hearing. Later in the meeting Mr. Nick Groff was also sworn in to give testimony.

The Board was presented with BZA Case No. 20-06, a conditional use application filed by Versailles Hardware, 337 Marker Rd. for a conditional use to install a LED message sign. Mr. Busse informed the board that the proposed LED electronic message sign would be at the same location as the existing changeable copy sign. The proposed sign is also the same size as the existing sign. Mr. Busse stated he had no objections to the proposed LED electronic message sign. Mr. Kueterman inquired if the zoning regulations listed specific hours of operation. Mr. Busse reviewed the regulations for the board and informed the Board that the current zoning code did not provide for specific hours of operation for electronic LED changeable copy signs.

A motion was made by Mr. Wagaman and seconded by Mrs. Platfoot to approve the conditional use permit as submitted. Vote: all yeas. None opposed

Next the Board was presented with BZA Case No. 20-07, a variance application filed by Nicholas Groff, 1011 Hubert Dr., for a variance to construct a 16 x 16' accessory pool house / equipment building 10 feet from the east (Klipstine Road) property line where Versailles' zoning regulations require a 30-foot setback. During the hearing Mr. Wagaman questioned the rear yard setback for the accessory building. Mr. Busse reviewed the appropriate zoning code section and advise the Board that an accessory building required a 6-foot minimum side and rear yard setback. Mr. Wagaman also questioned the setback of the other pre-existing accessory building which is located on the property. Mr. Busse advised the Board that he did not research the setbacks of the existing accessory building because it was pre-existing and not part of this variance request.

A motion was made by Mrs. Platfoot and seconded by Mr. Subler to approve the variance as submitted. Vote: all yeas. None opposed

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

Meeting was adjourned at 6:30 p.m.

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BZA Chairman

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Michael Busse, Secretary