

MINUTES
Board of Zoning Appeals Meeting
June 7, 2021

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

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

A motion to approve the agenda was made by David Subler, seconded by Mike Darnell. Vote: All yeas.

A motion to approve the minutes from the May 10, 2021 meeting was made by Mike Darnell, seconded by David Subler. A vote followed with David Subler and Mike Darnell voting to approve. Lester Kueterman and Billie Platfoot abstained from the vote.

The Board was presented with BZA Case No. 21-04. Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

Mr. Busse informed the Board that the variance application to be considered was filed by Matt and Kelli Heffner, 459 East Main Street, for the reduction in the required front yard setback to remove and reconstruct a wood deck at the property line along Williamson Street where Versailles Zoning Regulations require a 25-foot setback. Mr. Busse informed the Board that the above variance application is governed by section 502G7 (Accessory Uses), located on Page 59 of the Versailles Zoning Code.

The Board discussed the proposed variance application, including the fact that the proposed reconstruction of the deck was that same footprint as the previous deck and that it would not create a site distance issue even though the reconstructed deck extended out to the yard side of the sidewalk.

After some discussion a motion was made by Mike Darnell and seconded by Billie Platfoot to approve the variance as submitted. A vote followed with all members voting to approve the variance.

Mr. Busse informed the Board that he has checked with neighboring communities to see how they handle construction of various projects without first obtaining the required zoning permit. Mr. Busse indicated that most communities have these regulations, but only use them as a last resort. Mr. Busse reviewed the current Versailles Zoning penalties and stated that Planning Commission would be discussing these penalties in more detail at their meeting later that evening.

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

The meeting was adjourned at 6:20 p.m.

BZA Chairman

Michael Busse, Secretary