

**MINUTES**  
**Versailles Planning Commission Meeting**  
**June 1, 2020**

The meeting was called to order at 6:30 p.m. via teleconference.

Members present on the call were Eric Paulus, Mike Darnell, Jeff Beasley, David Subler, and Mayor Jeff A. Subler. Also present were Village Administrator Rodd Hale, along with Sean Cullen and Steve Stone representing the proposed development.

A motion to approve the agenda was made by Eric Paulus, seconded by Mike Darnell. Vote: all yeas.

A motion to approve the minutes from the May 4, 2020 meeting was made by David Subler, seconded by Mike Darnell. Vote: all yeas.

The Planning Commission began a conceptual review of a preliminary plat proposal for the Stone Ridge Subdivision located at the corner of Baker Road and SR 185. This plan is being reviewed after the first plan was reviewed in May and the Planning Commission voted not to approve the plan.

Administrator Hale provided a summary of the new plan and discussions he had earlier that day with developer Sean Cullen. Hale explained the Planning Commission's meeting this evening was to simply provide a conceptual approval of the plan, meaning street layout, housing types, etc. Hale informed the Commission members that once this plan was conceptually approved the next step would be for the developers to submit an application to change the zoning of that property to a Planned Unit Development Residential (PUD-R) at which point the developer would need to provide much more project detail and covenant restrictions, and zoning specifics to the requested PUD-R.

Sean Cullen stated he agreed with Administrator Hale and hoped to proceed along those lines. Cullen additionally pointed out he was aware of certain items that would need to be approved in the final plan such as the less than 25-foot front yard setback's proposed. Administrator Hale mentioned he had concerns about parking in the driveways and vehicles parking over the sidewalks, but Cullen stated that with the wider streets on street parking would be available and that should eliminate that problem.

After review, Mayor Subler commented that he appreciated the owner and developer going back to the drawing board and felt the plan presented this time was significantly better and acceptable. All other Planning Commission members stated similar comments saying they felt this plan, assuming it meets Village requirements in the end, is a good plan that will benefit the Village.

Based on that discussion, a motion was made by Jeff Beasley to recommend approval of the preliminary conceptual plan for the Stone Ridge Subdivision located at the corner of Baker Road and SR 185. Mike Darnell seconded the motion and a roll call vote was taken with all members voting yes.

Administrator Hale will place the recommendation to Council on the June 24th Village Council meeting agenda.

Next discussion was held regarding New Business item (B) which is a recommendation to change language on page 42 of the Village of Versailles Construction Standards specifically section 600.15. Administrator Hale pointed out this was simply correcting an error that had occurred when creating the standards. After discussion David Subler made a motion to recommend the language change to the Village Council and Jeff Beasley seconded the motion. A roll call vote was taking with all members voting yes. Administrator Hale will place the recommendation to Council on the June 24th Village Council meeting agenda.

With no additional comments from the Commission members or Village Administrator, a motion to adjourn was made by Jeff Beasley and seconded by Eric Paulus. All members voted yes.

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Mayor Jeff A. Subler  
Planning Commission Chairman

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Rodd A. Hale  
Village Administrator