

MINUTES
Versailles Planning Commission Meeting
July 13, 2020

The meeting was called to order at 6:30 p.m. at the EMS Building.

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

The Planning Commission began a review of Planned Unit Development (PUD) application for the Stone Ridge Subdivision located at the corner of Baker Road and SR 185. This application was being reviewed to establish a Residential PUD to allow for specific modifications in the zoning regulations.

Administrator Hale provided a summary of the PUD application and discussions he had earlier with developer Sean Cullen. Administrator Hale explained it is important for the developer and owner to make certain that all modifications necessary for structures to be permitted through the zoning application are covered in the PUD.

Specific modifications are a reduction in front and rear yard setback requirements along with allowing zero lot line structures. Administrator Hale said to the best of his knowledge the requested modifications were sufficient but that it is difficult to know for certain until an application is actually submitted.

During the discussion concerns were raised regarding reduced front yard setbacks and the possibility of vehicles parking over the sidewalk due to lack of driveway space. Steve Stone commented that there would be street parking available and specific covenants created to prohibit parking across the sidewalks.

Based on that discussion, a motion was made by David Subler to recommend to Village Council the approval of the Residential PUD for the Stone Ridge Subdivision located at the corner of Baker Road and SR 185. Eric Paulus seconded the motion and a vote was taken with all members voting yes.

Administrator Hale will place the recommendation to Council on the July 22nd 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.

Rodd A. Hale
Village Administrator