

MINUTES
Versailles Planning Commission Meeting
September 21, 2020

The meeting was called to order at 7:00 p.m. at the EMS Building, 320 Baker Rd.

Mr. Busse called the roll and found the members present were Jeff Beasley, David Subler, Mike Darnell, and Mayor Jeff A. Subler. Newly appointed member Jeff R. Subler had not yet been sworn in and was absent. Also present was Village Administrator Michael Busse.

A motion was made by Jeff Beasley and seconded by Mike Darnell to approve the agenda. A vote followed with all members voting aye.

The minutes from the July 13, 2020 meeting were reviewed. A motion was made by Jeff Beasley and seconded by David Subler to approve the minutes as presented. A vote followed with all members voting to approve the minutes.

A general discussion was held about the ongoing Versailles Inn project. It was discussed that the board was willing to approve the parking for the building as presented due to the project using all available space and that on street parking as well as private parking lots were available in the area of the project. The proposed encroachment onto the sidewalk within the right-of-way on Center Street was discussed. The board agreed to approve the concept of the encroachment as long as at least 5 feet of clear sidewalk area remained between the steps and the back of the curb to allow the sidewalk to remain ADA compliant. Mr. Busse will contact Village Solicitor Guillozet to determine the proper steps for formal approval of the project once final plans are submitted to the Village.

Mr. Busse led a discussion on the approval process for the Stone Ridge Subdivision. After some discussion the board agreed that it would accept a separate submittal for Phase 1 of this subdivision including a final plat and construction plans. David Subler made a motion that Phase 1 must include in it the detention area for that Phase. Phase 1 must also include the widening of Baker Road and the installation of curb gutter and sidewalk to the west end of Phase 1 during construction. Phase 1 must also include the covenants for the entire subdivision. The motion further stated that Phases 2 and 3 must be submitted together including final plat submittal and phase 2 and 3 construction drawings. Jeff Beasley seconded the motion. A vote followed with all members voting aye.

The board discussed a proposal by Matt Barton, representing Village Contractors to construct a 30' x 60' commercial building on his property located at 605 Hickey Ave. Village contractors already own a barn at this location and would like to construct an additional building on that property to store equipment inside. It was noted that the property is currently zoned R-1 residential. In order to construct a new commercial building at that location the property would need to be rezoned to B-1. The board discussed the possibility of rezoning this property and noted that it was in the middle of a residential neighborhood and that the board would not recommend rezoning to business at this time. The board also discussed that it may be a possibility the BZA could approve an addition to the existing building if it did not exceed the zoning requirements. Mr. Busse was instructed that if Village Contractors wish to proceed with exploring the possibility of adding on to their existing

building that he should contact the Village solicitor for specific instructions on how to proceed.

Mr. Busse reviewed with the board that he had been in contact with Andrea Goubeaux 10282 Versailles Southeastern Rd. Mrs. Goubeaux was inquiring about annexing into the village doing a lot split and possibly rezoning the buildings on the back half of her property to business. The board reviewed this request and decided that because her property was located in the middle of a residential area it should remain zoned residential (R-1) and the existing use could be grandfathered in. The board was not in favor of rezoning the buildings to business. Mr. Busse was directed to check the Village solicitor for the proper procedures for annexing this property.

With no additional comments from the commission members or Village Administrator a motion to adjourn was made by Jeff Beasley and seconded by Mike Darnell. All members voted yes. Meeting was adjourned at 8:08 PM.

Michael L. Busse
Village Administrator