

**MINUTES**  
**Versailles Planning Commission Meeting**  
**January 3, 2022**

The January 3, 2022 Planning Commission meeting was called to order at 6:30 p.m. at the Versailles Emergency Services Building Conference Room, 320 Baker Road.

Mr. Busse called the roll and found the members present were Mayor Jeff A. Subler, David Subler, and Jeff Beasley. Jeff R. Subler, Lance Steinbrunner, and Mike Darnell were absent. Village Administrator Michael Busse was also in attendance.

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

The minutes from the December 6, 2021 meeting were reviewed. A motion was made by David Subler and seconded by Jeff Beasley to approve the minutes as presented. A vote followed with all members voting to approve the minutes as presented.

Mr. Busse informed the Commission that Denlinger Enterprises had met with their attorney but had not yet finalized the proposed revisions to the condo association regulations. Mr. Busse said he expected to have them in hand soon and planned to forward them to all members to review after he received them.

Mr. Busse informed the Commission that he had been contacted by Sean Cullen, one of the developers for the Stone Ridge Subdivision. Mr. Cullen had inquired about the next steps in the approval process to move forward with phase #1 construction. Mr. Busse said he provided Mr. Cullen with a short list of items he needed to provide before obtaining approval to proceed with the construction. Mr. Busse said he had not yet received any of the requested information.

The Commission reviewed proposed zoning map amendments to the properties listed in the table below. These proposed zoning map amendments include the establishment of R-1 zoning for recent annexations into the Village and amending the zoning of the building lot recently purchased from the Village of Versailles by Sommer Real Estate LLC. This lot is located along the south side of Marker Road. The proposed zoning amendment would change the zoning from R-1 to B-1.

<b>Recent Versailles Annexations</b>		<b>Parcel Number</b>	<b>Address</b>	<b>Street Name</b>	
Kyle & Andrea	Goubeaux	T76-2-410-20-03-01-14900	708	Hickey Avenue	Zone to R-1
Kyle & Andrea	Goubeaux	T76-2-410-20-03-01-14901	10282	Klipstine Road	Zone to R-1
Harold & Debra	Pohl	T76-2-410-20-03-01-15100	765	Hickey Avenue	Zone to R-1
Brian	Pohl	T76-2-410-20-03-01-15000	785	Hickey Avenue	Zone to R-1
Brian & Mechelle	Heitkamp	T76-2-311-13-02-01-18000	8462	State Route 47	Zone to R-1
Dane & Carol	Strausbaugh	T76-2-311-13-02-01-17900	10461	St Rt 185	Zone to R-1
Dane & Carol	Strausbaugh	T76-2-311-13-02-01-17900	10471	St Rt 185	Zone to R-1

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**Rezoning of Property**

Sommer Real Estate LLC                      T76-2-410-19-03-02-12902      460   Marker Road      Rezone R-1 to B-1

After some discussion, a motion was made by Jeff Beasley and seconded David Subler to make a written recommendation to the Versailles Village Council to hold a public hearing to obtain public comments and recommend approval of the zoning map amendments as proposed. A vote followed with all members voting to approve the written recommendation to Council.

The Commission held a short discussion about a proposed new pole style construction barn with a proposed gravel floor which would be located at 306 E. Main Street. This proposed pole building would be used by a spouting business to store equipment and materials. The Commission discussed the fact that this proposed business would require a conditional use permit and due to concerns for the potential for a negative impact on the adjacent residential neighborhood, the Commission would not likely approve a conditional use for a pole style building at this location. Mr. Busse will contact the property owner and inform him of the Commissions concerns.

With no further business to come before the Commission, a motion was made by David Subler to adjourn the meeting. Jeff Beasley seconded the motion. A vote followed with all members voting to adjourn the meeting. The meeting was adjourned at 6:55 PM.

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Jeff A. Subler, Chairman, Mayor

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Michael L. Busse, Village Administrator