

**MINUTES**  
**Versailles Planning Commission Meeting**  
**January 11, 2021**

The meeting was called to order at 6:30 p.m. at the EMS Building, 320 Baker Rd.

Mayor Jeff A. Subler administered the Oath of Office to Jeff R. Subler.

Mr. Busse called the roll and found the members present were Jeff Beasley, Mike Darnell, Jeff R. Subler, Mayor Jeff A. Subler, and David Subler. Also present was Village Administrator Michael Busse, as well as Eric Denlinger and Steve Boone representing Denlinger Construction.

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

The minutes from the November 30, 2020 meeting were reviewed. A motion was made by Jeff Beasley and seconded by Jeff R. Subler to approve the minutes as presented. A vote followed with all members voting to approve the minutes with the exception of David Subler who was not present at the November meeting.

The preliminary design layout of the Denlinger Subdivision Phase #1 was presented to the Commission members. After much discussion the Commission members stated that they were ok with the concept as presented but they would like to see more detail including renderings of the outside of the units and covenances. The Commission members are specifically concerned about the ability of owners to sublease units. Eric Denlinger stated that he was ok with a requirement that the condo association would be allowed rent out individual units, but not allow owners to sublease their units. Eric will gather more information about the condo association regulations and get back to Mr. Busse to schedule a meeting to review the additional details.

Mr. Busse updated the Commission on his discussions with Jon Heffner about Phase 3 of the Chateau Subdivision. Jon indicated that he will be ready for submittals to the Village within the next couple of weeks.

Mr. Busse led a discussion about current platted lots between Maple Street and Homer Street along the unimproved section of E. Wood Street. After much discussion the Commission indicated that they were not presently in favor of vacating or improving the currently unimproved section of E. Wood Street. The Commission members felt that we need to wait to make any decisions until such time as a development plan is presented by the property owner(s). No further discussion or Commission action is planned at this time.

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The Commission reviewed the proposed annexation plat for the Andrea Goubeaux and Harold Pohl annexations. Mr. Busse informed the Commission that he had spoken to adjoining property owners, including East Wind Farms and the Monnier's, about being included in the annexation. They were supportive of the annexation including the R/W annexation but declined having their properties included in the annexation process at this time. After some discussion and review, a motion was made by David Subler and seconded by Mike Darnell to approve the proposed annexation plat and make a recommendation to Council that they approve and accept the annexation also.

Mr. Busse then presented the Commission with a drawing by the Renaissance Corporation concerning a proposed parking lot informational sign. The Commission agreed that the proposed location of the sign in the R/W area should not be considered. The Commission recommended looking at a building mounted sign location as a possible solution.

With no additional comments from the Commission members or Village Administrator, a motion to adjourn was made by Mike Darnell and seconded by David Subler. All members voted aye. The meeting was adjourned at 7:55 PM.

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Michael L. Busse  
Village Administrator