

**MINUTES**  
**Versailles Planning Commission Meeting**  
**October 4, 2021**

The October 4, 2021 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, Jeff Beasley, Mike Darnell, and Village Administrator Michael Busse. Jeff R. Subler was absent. Guests in attendance included Fred Broerman, Steve Boone, and Mike Dabe.

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 September 7, 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 aye.

Mr. Busse then presented the Commission with a proposed concept design for Edgewood at Versailles Phase #2. Mr. Busse explained that he, Kyle Francis, and Brice Schmitmeyer with Access Engineering had met with Eric Denlinger and Steve Boone to review a proposed concept change for Phase #2 which proposed bringing the private drives into the development from Franklin Street instead of Reed Avenue. Mr. Busse stated that he liked the proposed design change but felt Denlinger will need to dedicate approximately 20 feet of additional right-of-way along Franklin Street to allow for parking and a proper turning radius in and out of the development along Franklin Street. Mr. Busse also recommended to the Commission that the intersection of Reed Avenue and Franklin Street become a "T" intersection with Reed Avenue being the through street. With this proposed concept, a full height chair curb and gutter would be installed through the intersection from east to west on the north side with a sidewalk running behind the curb along Reed Avenue.

The Commission indicated that they were ok with the concept, but directed Mr. Busse to work with the developers and the engineer to determine the exact size and locations of the additional required right-of-way along Franklin Street. The Commission also discussed and stressed the need for the turn around area on the west end of the private drive be of adequate size to allow for the continuous forward progress of the trash and fire trucks to utilize the turn around without the need to back up. Mr. Busse will contact the engineer in the morning and continue working with Denlinger to develop a preliminary set of plans for the Edgewood at Versailles Phase #2 development.

With no further agenda items, Mayor Subler recognized Fred Broerman. Mr. Broerman stated that he has concerns about the proposed dumpster location for the Inn at Versailles. Mr. Broerman stated that he and the neighbors felt that they had been lied to by a representative of Midmark about the need for the dumpster at the proposed location. Mr. Broerman stated that he was against the dumpsters being placed on the west end of the parking area instead of the east end like they were in the past.

Jeff Beasley informed Mr. Broerman that this concept was discussed and it was determined that

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having the dumpsters on the east end of the parking area was not a safe alternative due to the conflict with the approach to Center Street and the proximity to the new building electrical transformers.

Mr. Busse stated that the proposed enclosure design would be very attractive and since it was on the north side of the parking lot, it would not present any issues for the Broermans. Mr. Busse told Mr. Broerman that once the hotel was in operation, if he had any concerns he should contact him and he would address his concerns with the Hotel management at that time. After some discussion the Commission told Mr. Broerman that they felt the dumpsters needed to stay on the west end as designed.

Mayor Subler then recognized Mike Dabe who operates the Sweet Shop. Mr. Dabe requested that Planning Commission allow him to open his drive-up window in the rear of the building for preorder pickup only. Mr. Dabe said that if approved he would not take orders at the window and would only allow for preorder pickup. After some discussion, the Commission agreed to allow him to try this concept but stressed that if this activity caused vehicles to back up and block the alley, they would be forced to tell him he could not operate the drive-up window. The Commission wished him success with this proposed change to his business operations.

With no further business to come before the Commission, a motion was made by Jeff Beasley to adjourn the meeting. Mike Darnell seconded the motion. A vote followed with all members voting to adjourn the meeting. The meeting was adjourned at 7:18 PM.

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Jeff A. Subler, Chairman, Mayor

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Michael L. Busse, Village Administrator