

MINUTES
Versailles Planning Commission Meeting
October 26, 2020

The meeting was called to order at 7:00 p.m. at the EMS Building, 320 Baker Rd. Mayor Jeff A. Subler administered the oath of office to newly appointed board member Jeff R. Subler.

Mr. Busse called the roll and found the members present were Jeff Beasley, David Subler, Mike Darnell, Jeff R. Subler, and Mayor Jeff A. Subler. Also present was Village Administrator Michael Busse as well as David Kerr and Todd Dammeyer representing Midmark Corporation.

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

The minutes from the September 21, 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 with the exception of Jeff R. Subler who abstained from the vote.

Mr. Busse requested that the board consider a recommendation to Council to hold a public hearing to review and set the zoning to R-1 for 9 parcels along Klipstine Road. These parcels include the following addresses.

- Steve Marshal, 10083 Klipstine Rd
- Luke & Megan Cox, 9900 Klipstine Rd
- Michael Beisner, 10022 Klipstine Rd
- Christopher Borchers, 10038 Klipstine Rd
- Steve Condon, 10052 Klipstine Rd
- Scott Pepiot, 10055 Klipstine Rd
- Michael Koverman, 10066 Klipstine Rd
- Tom & Mindy Gigandet, 10069 Klipstine Rd
- Allen York, 10082 Klipstine Rd

After a short discussion Mr. Darnell made a motion to recommend to Council that they set a public hearing to review and set the zoning of the 9 parcels along Klipstine Road to R-1. The motion was seconded by Jeff R. Subler. A vote followed with all members voting aye.

The board discussed a consideration of a site plan approval including encroachments of steps, a landing, and an awning into the right-of-way on N. Center Street. It was discussed that the proposed encroachment would still allow just over 6 ½ feet of sidewalk between the east edge of the proposed steps in the curb. Much discussion took place over the fact that approximately 3 ½ feet of this proposed sidewalk would be brick pavers.

MINUTES
Versailles Planning Commission Meeting
October 26, 2020

The board discussed the possibility of removing the brick pavers from where the sidewalk widens at the intersection of Main Street all the way to the railroad tracks on the west side of the street.

A motion was made by Mr. Darnell to recommend to Council they accept the proposed step landing and awning encroachments as presented. The motion was seconded by Jeff R. Subler. A vote followed with all members voting aye. None opposed. No specific recommendation was made concerning the brick pavers.

Next the board discussed a consideration to make a recommendation to Council to approve a proposed on-premise wall-mounted business sign encroachment into the right-of-way along N. Center St. at Main Street. Mr. Busse noted that the proposed on-premise business sign would be mounted at a minimum height of approximately 18 feet. Mr. Busse stated that due to the proposed height above ground level and the proposed location of the business sign there would be no concern for the possibility of pedestrian or vehicle traffic striking the sign. There would also be no concern for sight distance issues due to the 18 plus feet mounting height.

A motion was made by Mr. Beasley to recommend to Council they accept the proposed on-premise business sign right-of-way encroachment as presented. The motion was seconded by Mr. Darnell. A vote followed with all members voting aye. None opposed.

Next the board discussed the approval and recommendation to Council for a proposed re-plat of lots 71, 72, and the east 50 feet of lot 73 in the Woods addition of the Village of Versailles.

After a short review Jeff R. Subler made a motion to approve the proposed re-plat of lots 71, 72, and the east 50 feet of lot 73 in the Woods addition and to make recommendation to Council for approval. David Subler seconded the motion. A vote followed with all members voting to approve the re-plat. None opposed.

Mr. Busse handed out to board members proposed covenants for the Stone Ridge Subdivision. Mr. Busse informed the board that they had just received the proposed final plat and covenants and they were currently under review by Village staff. Mayor Subler recommended that Mr. Busse submit the proposed covenants to Village solicitor Tom Guillozet for review.

With no additional comments from the Commission members or Village Administrator a motion to adjourn was made by David Subler and seconded by Jeff Beasley. All members voted aye. The meeting was adjourned at 7:39 PM.

Michael L. Busse
Village Administrator