

MINUTES
Versailles Planning Commission Meeting
November 1, 2021

The November 1, 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, Jeff R. Subler, David Subler, Jeff Beasley, and Mike Darnell. Village Administrator Michael Busse was also in attendance. No guests were in attendance.

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

The minutes from the October 4, 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 with the exception of Jeff R. Subler who abstained from the vote.

Mr. Busse then presented the Commission with an updated concept design for Edgewood at Versailles Phase #2. Mr. Busse explained this update was based on conversations from the last Planning Commission meeting. The updated concept included a slightly expanded turn around on the west end of the private drive and included an additional 19-feet of proposed right-of-way along Franklin Street. Mr. Busse pointed out to Commission members that the proposed 4-unit townhouse building was relocated further to the west on the property to accommodate the additional requested right-of-way.

Mr. Busse informed the Commission members he has been in contact with the management company for Birchwood Gardens apartments about obtaining additional right-of-way for the Franklin Street reconstruction project. He will be setting up a meeting with the owners of the property to discuss this further.

The Commission briefly discussed the revised concept design and indicated that they were ok with the revised concept. Mr. Busse will get back to Steve Boone and let him know that he is OK to proceed with his preliminary design plans for the Edgewood at Versailles Phase #2 development.

The Board then discussed proposed zoning text amendments to section 600.16 which pertain to detention basin / retention pond guidelines located on pages 45 - 47 of the Design Criteria section of the Village of Versailles Subdivision Regulations. These proposed amendments would include requirements for a drainage easement to be created over the entire detention basin area and prohibit any trees, brush, woody growth, landscaping, accessory structures, or gardens within the detention area. Any such landscaping, accessory structures, or prohibited growth would be required to be immediately removed from the detention basin area. The proposed amendments also include requirements for annual compliance inspections by the Village.

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After some discussion a motion was made by Mike Darnell and seconded by David Subler to issue a written recommendation to Council to hold a public hearing to obtain public comments and consider the adoption of the proposed text amendments to section 600.16 of the Versailles Subdivision Regulation Design Criteria. A vote followed with all members voting to approve the recommendation.

With no further business to come before the Commission, a motion was made by Jeff Beasley to adjourn the meeting. Jeff R. Subler seconded the motion. A vote followed with all members voting to adjourn the meeting. The meeting was adjourned at 7:30 PM.

Jeff A. Subler, Chairman, Mayor

Michael L. Busse, Village Administrator