

MINUTES
Versailles Planning Commission Meeting
December 6, 2021

The December 6, 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 amended agenda. A vote followed with all members voting aye.

The minutes from the November 1, 2021 meeting were reviewed. A motion was made by David Subler and seconded by Jeff R. Subler to approve the minutes as presented. A vote followed with all members voting to approve the minutes as presented.

Mr. Busse then presented the Commission with an updated preliminary plat for Edgewood at Versailles Phase #2. Mr. Busse explained this update was based on conversations from the last Planning Commission meeting as well as meetings with Brice Schmitmeyer and representatives from Denlinger Enterprises. Mr. Busse reviewed the proposed elevations from each condo unit and the surrounding common areas. Mr. Busse stated that Denlinger had originally proposed the two 4-unit condos to the east be at a lower elevation than the surrounding private driveway areas, but after some discussion they agreed to raise them to a first-floor elevation of 970 above sea level to match the other condos to the west of them. Mr. Busse reviewed the surrounding area elevations with the Planning Commission which includes Reed Avenue, Grand Avenue, the football field, and Swamp Creek. After much discussion the Commission agreed that the proposed elevations for the development were appropriate. A motion was made by Jeff R. Subler and seconded by Mike Darnell to approve the preliminary plat as submitted. A vote followed with all members voting to approve the preliminary plat as submitted.

A short discussion was held on the next steps for approval. Mr. Busse informed the Commission that Denlinger is working with an attorney to draft the condo association regulations and bylaws. The Commission members all agreed that they would like to review these documents before considering any further approvals. Jeff A. Subler stated that he felt a notion needed to be added to the final plat spelling out the responsibility of the condo association to continue to maintain the detention area. Mr. Busse will contact Denlinger Enterprises to review the next steps.

The Commission members went on to discuss the operation of food trucks in the downtown area. Previously the operation of food trucks in the downtown business district was discouraged, but with the Hotel Versailles being closed due to construction and Sideliners restaurant also being closed, the Commission felt that temporarily allowing them to operate in the business district would be OK with some restrictions. The Commission felt the food trucks should not be an everyday event and be limited to once or twice a week. The number of food trucks in the downtown area at one time should also be limited to one or two. The food trucks should obtain prior permission from the business who's parking area they are occupying. The Commission members directed Mr. Busse to

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forward the issue to the Village Council for further discussion and review.

With no further business to come before the Commission, a motion was made by Jeff Beasley to adjourn the meeting. David Subler seconded the motion. A vote followed with all members voting to adjourn the meeting. The meeting was adjourned at 7:10 PM.

Jeff A. Subler, Chairman, Mayor

Michael L. Busse, Village Administrator