

**MINUTES**  
**Versailles Planning Commission Meeting**  
**February 7, 2022**

The February 7, 2022 Planning Commission meeting was called to order at 6:30 p.m. at the Versailles Emergency Services Building Conference Room, 320 Baker Road.

Mayor Subler administered the oath of office to returning Commission member Mike Darnell.

Mr. Busse called the roll and found the members present were Mayor Jeff A. Subler, David Subler, Jeff R. Subler, Kent Paulus, and Mike Darnell. Village Administrator Michael Busse was also in attendance. Chris and Kim Hecht were in attendance, representing CLGS Properties LLC.

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

The minutes from the January 3, 2022 meeting were reviewed. A motion was made by David Subler and seconded by Jeff A. Subler to approve the minutes as presented. A vote followed with David Subler and Jeff A. Subler voting to approve the minutes. Jeff R. Subler, Kent Paulus, and Mike Darnell abstained from the vote.

The Commission members had been previously provided with a copy of the Edgewood at Versailles Phase #2 condo association regulations. Mr. Busse said that Mr. Guillozet had reviewed them and had one suggestion for a change. Mr. Guillozet recommended that under the Declarations and Bylaws, Section 2 Restrictions, sub-item(m) dealing with signs add "Any signs shall further be subject to the Village's zoning requirements." The Board discussed Mr. Guillozet's recommendation and agreed with his recommendation. No other changes were suggested. Mr. Busse will get back with Denlinger Enterprises and advise them of the requested amendment.

At the January 3, 2022 Planning Commission meeting Mr. Busse was directed to review the zoning code to see if the current zoning code included any regulations concerning pole style building construction. Mr. Busse reported that he did not find any specific language in the zoning regulations.

Mr. Busse presented the Commission with the following proposed changes.

**Page 60, Section 502 Accessory Uses. Proposed text to be inserted.**

- E. 2. In Business or Industrial Zoned Districts, accessory structures exceeding 300 square feet are considered a Conditional Use, and a Conditional Use permit application must be submitted to the Zoning Board of Appeals for consideration.
- F. 3. Accessory Uses exceeding 300 square feet are required to be constructed utilizing a concrete footer installed on undisturbed ground below the frostline supporting a concrete block or poured concrete foundation. Direct bury pole construction is prohibited for accessory uses in Residential Districts.

**Page 70, Section 517 Residential Design and Appearance Standards**

- A. Existing text - The structure shall be installed upon and properly attached to a foundation system that provides adequate support of the structure's vertical and horizontal loads and transfers these and other imposed forces, without failure, from the structure to the undisturbed ground below the frost line.***

**MINUTES**  
**Versailles Planning Commission Meeting**  
**February 7, 2022**

- A. ***Proposed amended text*** - The structure shall be installed upon and properly attached to a foundation system that provides adequate support of the structure's vertical and horizontal loads and transfers these and other imposed forces, without failure. Residential structures are required to be constructed utilizing a concrete footer installed on undisturbed ground below the frostline supporting a concrete block or poured concrete foundation. Direct bury pole construction is prohibited in all residential districts.
- C. ***Existing text - Roof material shall be either wood shingle, wood shake, synthetic or composite shingle, ceramic tile, concrete tile, asphalt, or fiberglass shingle (no corrugated metal or corrugated fiberglass).***

Consider adding - Hidden fastener metal roof system as an approved roof system.

The Commission agreed with the proposed zoning text amendments. A motion was made by Mike Darnell and seconded by Jeff R. Subler to make a written recommendation to Council to schedule a Public Hearing to review and obtain public comments concerning amending the zoning regulations as presented. A vote followed with all members voting to make the written recommendation to Council.

Chris and Kim Hecht, representing CLGS Properties, presented a proposed preliminary design of a remodel of for 16 S. Center Street to the Planning Commission. This building has been unoccupied for several years. CLGS Properties purchased the building last year and has plans to make renovations to the building, including three store fronts and a private office on the first floor. The second floor would include two small rental offices, an apartment, and an open space for meetings.

The Commission reviewed the proposed plan. Available parking was discussed and it was found that the building takes up the entire property. No onsite off-street parking is possible. The Commission discussed the project and felt that the proposed plan is a good use of the building. The Commission discussed the current parking availability in the downtown area and agreed that the planned redevelopment of the 3 store fronts and private offices would not create a significant increase in downtown parking demand. The Commission did however feel that the proposed apartment could not be developed without either onsite parking or leased space specifically reserved for the apartment. Mr. Hecht inquired if the Commission would consider approving his plan if he did not include the development of the apartment. The Commission members discussed this and agreed that based on the current plan that was presented for the store fronts and offices only, they would approve it. Mr. Hecht stated that they would remove the residential apartment from their current plans. The Commission informed Mr. Hecht that he would be required to submit his final design to the Planning Commission and BZA for review and approval.

With no further business to come before the Commission, a motion was made by David Subler 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 7:50 PM.

---

Jeff A. Subler, Chairman, Mayor

---

Michael L. Busse, Village Administrator