

MINUTES
Versailles Planning Commission Meeting
March 15, 2021

Mayor Jeff A. Subler called the meeting 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 Jeff Beasley, Mike Darnell, Jeff R. Subler, Mayor Jeff A. Subler, and David Subler. Also present was Village Administrator Michael Busse as well as Eric Denlinger representing Denlinger Enterprises. No other 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 March 8, 2021 meeting were reviewed. A motion was made by Mike Darnell and seconded by David Subler to approve the minutes as presented. A vote followed with all members voting to approve the minutes.

The Planning Commission continued their review and discussion of the proposed bylaws for the Edgewood at Versailles Condo Association.

Mr. Busse informed the board that he had received an email from Village Solicitor Guillozet stating that he had completed his review of the proposed bylaws and had no concerns about their proposed wording.

The board discussed in detail concerns they have about owners subletting vacant units. The board asked Eric Denlinger to review these concerns with his consultant in an attempt to draft language that would prevent someone from purchasing multiple units and then renting or leasing them to other tenants. The board did state that they had no issue with the developer of the condos leasing a small number of these condos to a company for the housing of their employees, visitors, or contractors.

A short discussion also took place concerning a proposed store and lock building at the rear of the Denlinger development. Eric Denlinger started that they have had preliminary discussion with their consultant about whether or not they should include this area in their condo association or leave it for future development. Mr. Busse raised a concern that if this area was not developed as part of the condo association and also approved as part of the associated P.U.D. it would create an island lot without any frontage and might not be approved by the Planning Commission. Mr. Busse went on to say that the developer should explore options to allow the lot to maintain frontage either on Reed Avenue or on Marker Road if the developer desires to keep this lot separate from the condo association.

Mr. Denlinger will review these concerns with his consultant and report back to the board.

MINUTES
Versailles Planning Commission Meeting
March 15, 2021

Mr. Busse reviewed the proposed replat of the old firehouse lots located at the corner of South Center and East Wood Streets. Mr. Busse discussed the proposed utility easement at the rear of the property as well as the recently discovered encroachment by the existing building onto S. Center Street. Mr. Busse informed the board that the replat has been revised and is now complete. After a short discussion, a motion was made by Jeff R. Subler and seconded David Subler to approve the replat as submitted and to forward a written recommendation to Council to approve the proposed replat of this property and the associated utility easement.

Mr. Busse led a discussion on a proposed parking lot between Maple and Homer Streets. Mr. Busse stated that the property owner, Steve Barhorst, was inquiring if the town would vacate the street but retain an area on the east end within the current East Wood Street for a sidewalk that he would like to install from his proposed parking lot to Homer Street. During the discussion Planning Commission members reviewed the current sidewalk layouts in the area and found that Homer Street currently does not have any sidewalks. The Planning Commission felt that extending a sidewalk to Homer Street without any sidewalks along the street for pedestrians to utilize once they arrived at Homer Street was not a good idea. The Commission Members also noted that as part of this year's street improvement projects, Maple Street would have sidewalks extended along both the east and west sides of the street.

Mr. Busse will review the Planning Commission's concerns with Mr. Barhorst and report back at a future meeting.

With no additional comments from the Commission Members or Village Administrator, a motion to adjourn was made by Jeff Beasley and seconded by Mike Darnell. All members voted aye. The meeting was then adjourned at 7:45 PM.

Michael L. Busse
Village Administrator