

**MINUTES**  
**Versailles Planning Commission Meeting**  
**April 4, 2022**

The April 4, 2022 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, David Subler, Jeff R. Subler, and Kent Paulus. Mike Darnell was absent. Village Administrator Michael Busse, Steve Boone, and Eric Denlinger were also in attendance.

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 March 7, 2022 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 aye.

Mr. Busse reviewed the proposed changes to the Edgewood at Versailles Condominium regulations. After the review of the regulations the Commission members stated that they were OK with the proposed changes and offered no proposed amendments.

The Commission then held a conference call with Tom Johnson of Brosius, Johnson, and Griggs LLC Attorneys at Law, representing the Edgewood at Versailles Phase #2 development. Mr. Johnson gave a detailed presentation to the Commission members concerning condominium regulations in Ohio and answered questions concerning the Edgewood at Versailles Phase #2 development.

At the conclusion of the presentation the Commission reviewed the final construction plans for the Edgewood at Versailles Phase #2 development which included the revised utility layouts and proposed utility easements. With no proposed changes to the final plans, Jeff R. Subler made a motion to approve the Final Plan as presented, David Subler seconded the motion. A vote followed with all members voting to approve the Final Plan.

Mr. Busse presented the Franklin Street right-of-way plat which dedicates .111 acers of land to the Village for Franklin Street. Kent Paulus made a motion to recommend to the Village Council the acceptance of the .111 acers to be used for Franklin Street right-of-way. David Subler seconded the motion. A vote followed with all members voting to approve the recommendation to the Village Council.

Mr. Busse presented the proposed rezoning of newly created Lot 1040 in the Edgewood at Versailles Phase #2 subdivision from its current zoning of R-2 to R-PUD. The Commission had no concerns about the proposed rezoning. Jeff R. Subler made a motion to make a written recommendation to the Village Council to hold a public hearing to consider the rezoning of lot 1040. Jeff R. Subler seconded the motion. A vote followed with all members voting to approve the written recommendation to the Village Council.

The Commission reviewed a proposed final plat/lot split which creates two building lots owned by JEMS Homes LLC. The two lots will be 1040 and 1041 when they are recorded with Darke County. The lots total 9.126 acres. David Subler made a motion to recommend the approval of the final plat / lot split. Jeff R. Subler seconded the motion. A vote followed with all members voting to recommend approval.

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With no further business to come before the Commission, a motion was made by David Subler to adjourn the meeting. Kent Paulus seconded the motion. A vote followed with all members voting to adjourn the meeting. The meeting was adjourned at 7:37 PM.

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Jeff A. Subler, Chairman, Mayor

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Michael L. Busse, Village Administrator