

MINUTES
Versailles Planning Commission Meeting
April 5, 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. Village Administrator Michael Busse and Mark Richard were in attendance as well as Eric Denlinger and Steve Boone representing Denlinger Enterprises.

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

The minutes from the March 15, 2021 meeting were reviewed. A motion was made by Mike Darnell and seconded by Jeff Beasley 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.

The board reviewed proposed changes to the bylaws that included limiting ownership to 10 percent of the condo units and limiting the rental of units by non-resident owner to one unit.

The board gave direction to Denlinger Enterprises to proceed with the preliminary design. Mr. Busse requested that Denlinger submit the plans to him as soon as they are available for review.

Mark Richard was in attendance to present a preliminary site plan for his apartment and business renovation project located at 4 through 10 East Main Street. Mr. Richard is proposing to construct 14 new apartments on the second and third floors of his building. He would also maintain 4 store fronts on the first floor of the building. Mr. Richard said his design has 8 on-premise parking spaces available currently and if he eliminated his plans for a dressed-up entry into the apartment complex he could develop a total of 15 parking spaces.

Mr. Busse reviewed the zoning regulations regarding parking for residential units. The current regulations require 2 parking spaces per residential unit. This regulation would require a total of 28 parking spaces for 14 apartments.

A lengthy discussion took place regarding Mr. Richard's project and Village zoning requirements concerning parking. Commission Members considered the fact that the current plan included several small studio apartments. At the conclusion of the discussion Mr. Richard was informed by the board that he would be required to include a minimum of 22-25 total off street parking spaces in his site plan design in order to obtain zoning approval for his current project. The board stressed to Mr. Richard that they liked his project and wanted it to proceed but they need to consider the potential impact on all other nearby business and residential properties.

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Mr. Richard will reevaluate his design and propose a new design with either additional parking or reduced apartment density to the Planning Commission.

Mr. Busse presented a petition for annexation to the Commission for proposed annexation of two properties and the road right-of-way area for Harold and Debra Pohl and Kyle and Andrea Goubeaux for their properties located along Versailles-Southeastern Road.

After some discussion a motion was made by Jeff R. Subler and seconded by David Subler to approve the proposed annexation as submitted and to forward a written recommendation to the Village Council for approval. A vote followed with all members voting to approve the motion.

Due to scheduling conflicts, the next Planning Commission meeting is scheduled for May 5th at 6:30 PM.

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 7:50 PM.

Michael L. Busse
Village Administrator