

MINUTES
Versailles Planning Commission Meeting
May 2, 2022

The May 2, 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, Mike Darnell, and Kent Paulus. Jeff R. Subler was absent. Village Administrator Michael Busse and Todd Subler were also in attendance.

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 April 4, 2022 meeting were reviewed. A motion was made by David Subler and seconded by Kent Paulus to approve the minutes as presented. A vote followed with all members voting to approve the minutes with the exception of Mike Darnell who abstained from the vote.

Todd Subler attended the meeting to discuss his request to vacate the unimproved right-of-way for Subler Street. This street was platted many years ago but never developed or improved. Mr. Subler would like to build one or more houses on several lots he owns, which are currently fronting the unimproved Subler Street.

The Commission relayed concerns they had about some of the properties no longer having street frontage if the Subler Street right-of-way was vacated. The Commission discussed with Mr. Subler several options that are available to him to address their concerns. These options include purchasing property fronting Woodland Drive and replating this property along with his other building lots into one lot. If he wanted to maintain multiple building lots the Commission stated that each lot should have frontage to a street. It was suggested to Mr. Subler he decide what his long-term goals for these lots are before proceeding with his request.

Mr. Subler stated he will consider the options presented to him and get back to Mr. Busse with his decision on how he prefers to proceed.

The Planning Commission reviewed Section 514, which regulates swimming pools and ponds. The Commission decided that they were not in favor of allowing a hard cover to be substituted for the requirement to have a 5-foot fence with a self-closing, self-latching gate around swimming pools. One reason for this was that the fence with the self-closing, self-latching gate is designed to secure itself while the hard cover would require someone to close and lock it before leaving it unattended.

Next the Planning Commission began the review of Article 11, Sections 1101 through 1110. These sections regulate the procedures for zoning text and zoning map amendments. The Commission suggested that Mr. Busse explore amending section 1110 from requiring action by Council within 30 days to 75 days. The Commission discussed removing the word denies from the second sentence and to also change the requirement for not less than three fourths approval to modify Planning Commission's recommendation to not less than two-thirds approval. The Planning Commission also recommended the requirement to have the amended regulation read fully and distantly be modified to read the regulation by title only. This change was suggested to make this section more closely follow the established Rules of Council.

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Mr. Busse will make the suggested corrections and ask Mr. Guillozet to review the proposed amendments. The Commission will continue the review of this section at the next Planning Commission meeting.

With no further business to come before the Commission, a motion was made by Mike Darnell 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 8:09 PM.

Jeff A. Subler, Chairman, Mayor

Michael L. Busse, Village Administrator