

MINUTES
Versailles Planning Commission Meeting
May 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, 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. Mike Darnell was absent and considered excused.

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 April 5, 2021 meeting were reviewed. A motion was made by Jeff Beasley and seconded by Jeff R. Subler to approve the minutes as presented. A vote followed with all members voting to approve the minutes.

The Planning Commission reviewed the preliminary design of Edgewood Estates Phase #1 which includes the Reed Avenue roadway and the 20 lots on the north side of the roadway. Mr. Busse informed the Commission that he has no concerns about the preliminary design but pointed out that the Phase #1 preliminary design utilizes an existing 60-inch storm sewer instead of providing storm water detention for these lots. The long-term plan will include 100% for the storm water from the development on the south side being directed into the detention provided as part of the Phase #2 development. The Commission discussed that if the design is approved, we should include a five-year requirement to provide the required detention for the project. Eric Denlinger and Steve Boone both indicated that they were fine with the proposed requirement.

A motion was made by Jeff R. Subler that the Commission grant preliminary approval of the design with the requirement that the detention provided in Phase #2 to be completed within a 5-year period. Jeff Beasley seconded the motion. A vote followed with all members voting aye.

Denlinger will be submitting the Phase #1 final design ASAP for approval.

Mark Richard was in attendance to discuss proposed offsite parking 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. Richard provided the Commission with an agreement between McBo's Inc. and ZER Properties that would allow residents from Mr. Richard's apartments to park at McBo's parking lot. Jeff A. Subler inquired about the relevant distance requirement for offsite parking for this project. Mr. Busse informed the Commission that the current regulations require the offsite parking to be within

MINUTES
Versailles Planning Commission Meeting
May 5, 2021

300 feet of the apartment complex. After a great deal of discussion, the Commission decided that the McBo's proposed offsite parking area was not a viable alternative because of the walking distance between the areas.

A Village owned parking area located off of Second Street adjacent to the current Village offices was discussed a possible solution. Jeff A Subler indicated that he felt that this needed to be discussed with Council before any further decisions were made by the Planning Commission.

This discussion was then tabled for a future meeting.

Mr. Busse updated the Commission on the pending annexations of the two properties owned by Harold and Debra Pohl and Kyle and Andrea Goubeaux and the road right-of-way area adjacent to their properties located along Versailles-Southeastern Road. Mr. Busse also updated the Commission on the annexation status of a property owned by Brian and Mechelle Heitkamp. Both annexation petitions have been approved by the Wayne Township Trustees and the Darke County Commissioners.

A discussion was held about property owners that fail to obtain permits before beginning building projects. After some discussion the Commission directed Mr. Busse to research how Darke County and other Villages handle homeowners and/or contractors beginning projects before permits are obtained.

Mr. Busse updated the Commission on the limited opening of the Sweet Shop drive thru. The proposed hours are Thursday and Friday evenings 5-8 PM and Saturday morning 5 AM to Noon

The next Planning Commission meeting is scheduled for June 7th 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 David Subler. All members voted aye. The meeting was then adjourned at 8:08 PM.

Michael L. Busse
Village Administrator