

MINUTES
Versailles Planning Commission Meeting
June 7, 2021

The June 7, 2021 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 Jeff Beasley, Jeff R. Subler, Mike Darnell, and David Subler. Village Administrator Michael Busse, as well as Mike Dabe and his mother Tammy Magoto were also in attendance. Todd Dammeyer arrived a few minutes into the meeting.

Mayor Jeff A. Subler was absent and considered excused.

A motion was made by Jeff Beasley and seconded by Jeff R. Subler to approve the agenda. A vote followed with all members voting aye.

The minutes from the May 5, 2021 meeting were reviewed. A motion was made by Jeff R. Subler and seconded by David Subler 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.

Mike Dabe was in attendance to discuss ongoing operational issues with the Sweet Shop drive thru. This drive thru is located in the rear of the business and is off of the alley which runs behind the Sweet Shop between S. Center Street and S. Second Street. Mr. Busse informed the Commission that because of complaints he had received he believed there were times when the alley was blocked by vehicles attempting to use the Sweet Shop's drive thru. Mr. Busse also went on to say that he was not able to quantify the problem because at the times he observed the drive thru operation, only one or two cars were lined up. Mr. Busse stated that one day last week the Village owned the trash truck had to wait 5 minutes in order to get through the alley due to cars at the Sweet Shop drive thru. Mr. Busse asked Mr. Dabe when he felt the drive thru was backing up cars in the alley. Mr. Dabe said that the times vary somewhat, but between 8 and 9 AM seems to be the busiest times. During the discussion Mr. Dabe provided the Commission with copies of letters he had obtained from neighboring businesses in support of the Sweet Shop drive thru.

After much discussion the Commission requested Mr. Dabe continue to do everything possible to not have his customers block the alley. The Commission also informed Mr. Dabe that he could continue operations while working towards opening the main dining area in the front of the building. The Commission will continue to monitor the situation to be sure it does not get out of hand. Mr. Dabe thanked the Commission members for their support and understanding.

Mr. Busse informed the Commission that he had received a bond from Bruns Building and Development for the Chateau Estates Phase III construction. He anticipates construction of Phase III to begin in July.

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Mr. Busse informed the Commission that he had not received any update on the status of Edgewood Estates Phase #1, which includes the Reed Avenue roadway and the 20 lots on the north side of the roadway.

The Commission continued the discussion about parking requirements for downtown businesses. The Commission discussed the apartment project currently under development by Mark Richard and decided that they may be somewhat flexible with the parking requirements. The Commission went on to say Mr. Richard did not currently have enough off-street parking to develop 4 businesses and 14 apartments. Mr. Busse informed the Commission that Mr. Richard may decide to develop his apartments in phases beginning with the two upstairs apartments on each end of his project. (Total of 4 apartments.)

The Commission briefly discussed alternative parking areas including the Village owned parking area located off of N. Second Street adjacent to the current Village Offices. It was discussed that this area might provide additional parking for downtown businesses. Prior to this meeting, the Village Council discussed the possibility of this area becoming a public parking area. Although no definitive decision was made, the idea of utilizing this area for public parking did seem favorable to Council.

Mr. Busse informed the Commission that he has checked with neighboring communities to see how they handle construction of various projects without first obtaining the required zoning permit. Mr. Busse indicated that most communities have these regulations, but only use them as a last resort. Mr. Busse reviewed the current Versailles Zoning penalties with the Commission and stated that he preferred an increased permit fee for failing to obtain a permit rather than the penalty structure that is currently part of the Zoning Code. Mr. Busse will check with Mr. Guillozet about options for increased zoning permit fees.

The Commission had a very preliminary review of the proposed signage package for the Hotel Versailles project. The Commission had no issue with the submittal except for the proposed parking lot signs to be installed at the parking lot entrances along N. Center and N. West Streets. The Commission requested that the Hotel consider adding the words "Public Parking" to the signs due to these parking areas being leased from the railroad by the Village for public parking lots. Mr. Dammeyer said he would inquire about the proposed changes to the parking signs.

The Commission discussed the Hotel's request to change the color of the downtown street light poles from the current green to black. Mr. Busse indicated that the additional cost would be approximately \$15,000 for the color change over the cost of just repainting the poles green. Mr. Dammeyer will check with the hotel project to see if they would cover the cost of the up charge for the color change.

Planning Commission reviewed a .893-acre lot split in the W.J. Bohman subdivision along Subler Drive. Jeff R. Subler made a motion to provide a written recommendation to Council for approval of the lot split. David Subler seconded the motion. A vote followed with all members voting to approve the written recommendation to Council.

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The next Planning Commission meeting is scheduled for July 6th at 6:30 PM.

With no additional comments from the Commission Members or Village Administrator, a motion to adjourn was made by Jeff R. Subler and seconded by Mike Darnell. All members voted aye. The meeting was then adjourned at 8:30 PM.

Michael L. Busse
Village Administrator