

MINUTES
Versailles Planning Commission Meeting
July 6, 2021

The July 6, 2021 Planning Commission meeting was called to order at 6:40 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, Jeff Beasley, Jeff R. Subler, Mike Darnell, and David Subler. Village Administrator Michael Busse, Colleen McKnight, Pat and Vicki Monnin, Jack Olson, Steve Boone, and Eric Denlinger were also in attendance.

It was noted by the Chairman that the amended agenda included item F, discussion on Versailles-Southeastern/Hickey Avenue renaming. A motion was made by Mike Darnell and seconded by Jeff Beasley to approve the amended agenda. A vote followed with all members voting aye.

The minutes from the June 7, 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 Jeff A. Subler who abstained.

The Commission meeting began with a public hearing to review and discuss the proposed rezoning of Edgewood at Versailles Phase 1 from the current zoning of R-2 to Residential PUD. Pat and Vicki Monnin who live at 12 Degas Ln. were in attendance and participated in the discussion. During the discussion the Monnin's voiced their support for the development and the rezoning to allow for zero lot line doubles. During the public discussion no opposition was noted to the proposed rezoning.

The need for a penalty for persons starting projects without first obtaining a required Zoning Permit was discussed by the Commission. During the discussion it was decided the Planning Commission should make a recommendation to the Village Council that they pass an ordinance implementing a \$100.00 flat rate penalty for anyone that begins a project without first obtaining an approved zoning permit. This penalty would be in addition to any other penalties or fees currently in the zoning code. The idea of this being that this penalty would be easily and uniformly accessed during the permit process without the need for any special meetings reviews or hearings unless an administrative appeal was filed by the property owner requesting the penalty be modified or waived due to some extenuating circumstance.

A motion was made by Mike Darnell and seconded by David Subler to make a recommendation to the Village Council to pass an ordinance implementing the penalty.

The Commission reviewed the proposed signage for the Hotel Versailles project. It was noted that the project recently modified the proposed parking lot signs to include the words "public parking" as previously requested by the Commission. Jeff R. Subler made a motion to approve the proposed signage package pending approval from the Board of Zoning Appeals. David Subler seconded the motion a vote followed with all Commission members voting to approve.

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The Commission continued the discussion concerning the color of the street light poles, planters, and benches in the downtown area. It was discussed per the quote from C&S Painting, LLC that the increase in cost to change from the current green decorative street light poles to black street light poles up charge of \$10,000 in labor and approximately \$5,000 in additional materials for a totally increase in costs of approximately \$15,000. It was noted during the discussion that the Hotel Versailles project, which is requesting the color change, has offered to pay \$7,500 of the cost to repaint the decorative poles. Overall, the consensus of the Planning Commission is the poles should be changed to black, but no decision was made on whether or not the Village should cover any of the additional cost for the color change. The Commission advised Mr. Busse to attempt to obtain additional quotes for the repainting of the decorative poles.

With old business complete, the Planning Commission moved on to new business.

Colleen McKnight, who has a business at 57 West Main Street, was in attendance to discuss the possibility of expanding her shop to include hand dipped ice cream and small locally made items for sale. Ms. McKnight's future plans also include the expansion of her building to allow for more retail space. The Commission reviewed the current zoning code with Ms. McKnight for her current zoning of B-2 allow for the proposed additional activities. It was noted however that Ms. McKnight would have to submit plans for new construction to the zoning department for review to determine if her expansion plans were compatible with the current zoning including the need for off-street parking.

The Planning Commission began a final plan review of the Edgewood at Versailles Phase 1 Subdivision which includes lots 1 through 20. It was noted during the discussion that the proposed covenants are the same covenants currently used for the condo association on the south side of Reed Avenue. Eric Denlinger and Steve Boone were both in attendance and stated that it was their intention to combine the existing condo association on the south side of the street with the new Phase 1 lots 1 through 20.

A proposed MOU was presented to the Planning Commission outlining the requirements that had been agreed upon concerning the requirements for the future construction of the detention area on the south side of the street to be completed on or before December 1, 2025 regardless of whether or not Edgewood at Versailles Phase 2 was completed at that time. Although Commission members tentatively approved of the final plat review for Edgewood at Versailles Phase 1, as well as the proposed covenants and MOU, it was noted that formal approval could not be granted until the rezoning of the plat to a residential PUD was completed.

The Commission then briefly discussed the proposed rezoning of the Edgewood at Versailles Phase 1 lots 1 to 20 from R-2 to residential PUD. After a brief discussion, Mike Darnell made a motion to forward a written recommendation to the Versailles Village Council to approve the request to rezone the Edgewood at Versailles property from R-2 to residential PUD. Jeff R. Subler seconded the motion a vote followed with all members voting to approve.

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Mr. Busse requested that the Commission set a special meeting on July 19, 2021 at 6:30 PM to review the re-plat by Harold Pohl. A motion was made by Jeff Beasley and seconded by David Subler to set the special meeting. A vote followed with all members voting to approve

The Planning Commission held a short discussion about the renaming of Versailles-Southeastern Road to Hickey Avenue within the corporation limits of the Village of Versailles. It was noted that upon the upcoming completion of the annexation process, properties fronting Versailles-Southeastern Road will receive a Hickey Avenue address. The Commission agreed that the street name and address changes were a necessary part of annexation process. A motion was made by David Subler and seconded by Jeff A. Subler to proceed with the street name and address changes as proposed. A vote followed with all members voting to approve the change.

The next Planning Commission meeting is scheduled for July 19th at 6:30 PM.

With no further business to come before the Planning Commission, Mike Darnell made a motion to adjourn the meeting the motion was seconded by Jeff A. Subler. All members then voted to adjourn the meeting.

Michael L. Busse
Village Administrator