

MINUTES
Versailles Planning Commission Meeting
May 4, 2020

The meeting was called to order at 6:30 p.m. via teleconference.

Members present on the call were Eric Paulus, Mike Darnell, Jeff Beasley, Mayor Jeff A. Subler, David Subler. Also present were Village Administrator Rodd Hale and Utilities Superintendent Kyle Francis representing the Village along with Sean Cullen, Steve Stone, and Luke Hemmelgarn representing the proposed development.

A motion to approve the agenda was made by Mike Darnell, seconded by Eric Paulus. Vote: all yeas.

A motion to approve the minutes from the August 5, 2019 meeting was made by Eric Paulus, seconded by Mike Darnell. Vote: all yeas, with David Subler abstaining.

The Planning Commission began review of a preliminary plat proposal for the Stone Ridge Subdivision located at the corner of Baker Road and SR 185.

Mayor Subler briefed Planning Commission members and then asked a representative from the development to provide an overview of the project. Steve Stone commented that, as the owner of the property, he has completed some previous developments and had seen this land, where the proposed development will be located, available in Versailles and decided it would make a good area for a residential development. Mr. Stone stated that after purchasing the land he discovered some difficulties with the land regarding the DP&L easement and the drainage ditch along the north west portion of the property. Mr. Stone stated that Luke Hemmelgarn with Choice One Engineering was contracted to propose a creative plan to maximize units and best utilize the available land.

Sean Cullen confirmed Mr. Stone's comments and stated the idea is to create a Planned Unit Development to maximize use of the land.

Administrator Hale asked questions regarding if sidewalks were to be included on the interior streets. Mr. Cullen stated that the sidewalks were not shown on the current plan because they did not want to go too deep into detail, or cost, prior to having an idea of whether or not it would be approved by the Village of Versailles. Administrator Hale stated it is difficult for the Planning Commission to approve a plan that has missing details. Mr. Cullen again stated the idea is to get an idea if the overall concept would be acceptable and that sidewalks could be put into the final plan.

Discussion then turned to the proposed private streets with Administrator Hale asking how refuse pickup, snow removal, law enforcement, etc. is handled in what essentially becomes a private community. Hale noted that he did talk to Troy Safety Service Director, Patrick Titterington, regarding a similar development in Troy, and Mr. Titterington explained city services were generally not provided and the Association contracts for those services, sometimes with the city and sometimes with outside providers. Sean Cullen confirmed that these items are typically contracted for by the Association. Administrator Hale pointed out that the Village of Versailles is closed to outside refuse pickup and as such the Association could not contract with an outside firm. Mr.

Cullen stated they would likely contract with the Village for refuse pickup.

Discussion continued regarding widths of streets and turning around vehicles such as the refuse truck and fire truck in the hammerhead turnaround areas. It was noted that the proposed streets are only 25 feet wide which is less than the Villages construction standards require. Mr. Cullen stated he has seen many streets of the narrower widths in areas such as Columbus, Ohio and they would likely allow parking on only one side of the street or no off-street parking at all.

Mayor Subler commented that he had concerns regarding the Village not having any control over illegal parking and then needing to get an emergency vehicle through a street with illegally parked vehicles. Mayor Subler commented that when the streets are public, they can contact the police department and have vehicles moved, however, if the streets would be private as proposed there would be more steps to take and someone from the Association would need to be contacted which may take considerably more time. Mayor Subler stated this concerned him and he wanted to be upfront about that concern.

Utilities Superintendent, Kyle Francis, commented that he also had concerns regarding private streets and public vehicles needing to travel those private streets. Francis stated he did receive calculations regarding the hammerhead turnaround radius areas and vehicles could turnaround however he still had concerns. Both Administrator Hale and Utilities Superintendent Francis expressed the tight turnarounds do take a toll on Village equipment, specifically wear and tear on tires and both would prefer cul-de-sac turnarounds as opposed to hammerheads.

Administrator Hale asked if the owners Association would have a president located on site and Sean Cullen explained that until 50% to 70% occupation occurred it would likely be off-site management and then a local board could be created once occupancy increased.

After discussion and input from Planning Commission members it became apparent that there were many concerns regarding the private streets. Property owner Steve Stone asked if the Château Subdivision had private or public streets? Administrator Hale explained that the Château Subdivision has public streets and they all meet current Village construction requirements. Hale further commented that while the Château Subdivision is a PUD, the PUD allowed for zoning setback variance is only no construction standard variances.

After further discussion, Mayor Subler asked individually each Planning Commission member and Administrator Hale if they had any questions, concerns, or comments. The general consensus was the private streets seem to add concern due to loss of control by the Village and all felt the Village construction standards in place should be followed. In summary, commission members felt the development would be a positive for the village and hoped something could be developed in that location but at this point they are not in favor of deviating as significantly as this preliminary plan deviates from current construction standards. Additionally, they specifically were not in favor of the private streets which allowed hammerhead turnarounds, narrow streets, etc.

Mayor Subler then ask representatives of the development how they would like to proceed, stating there are many options the Planning Commission could take including denying the plan, approving the plan, or asking for additional questions to be answered prior to approving or denying at a later

meeting time. Mayor Subler also asked Administrator Hale if there was a way to keep the developers from needing to pay an additional preliminary plan fee. Hale stated that he felt the Commission could simply ask for the plan to be redesigned and bring it back for another preliminary review, as opposed to denying the plan completely. Hale stated if this method was followed, he felt they would not need to pay the \$50 fee a second time. Sean Cullen stated that he felt as a matter of procedure it would be best if the Planning Commission did take an official vote on the plan as proposed.

Based on that discussion a motion was made by David Subler to deny the approval of the Stone Ridge preliminary plan as submitted. A roll call vote was taken. Vote all yeas.

With no further business to conduct, a motion to adjourn the meeting was made by Jeff Beasley, David Subler seconded. Vote: all yeas. Meeting adjourned approximately 8:15 p.m.

Mayor Jeff A. Subler
Planning Commission Chairman

Rodd A. Hale
Village Administrator