

MINUTES
Versailles Planning Commission Meeting
August 5, 2019

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

Members present were Eric Paulus, Mike Darnell, Jeff Beasley, Mayor Jeff A. Subler, and Village Administrator Rodd Hale. David Subler was absent.

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

A motion to approve the minutes from the May 6, 2019 meeting was made by Eric Paulus, seconded by Mike Darnell. Vote: all yeas, with Jeff Beasley abstaining.

The Planning Commission reviewed Case No. 19-06 the Phase 1 Final Plat approval for the Rosecomb Subdivision and Case No. 19-07 a zoning classification designation for the approximate 49 acres recently annexed into the village which is being developed as the Rosecomb Subdivision.

Regarding Case No. 19-06, Craig Mescher from Access Engineering was present to provide details of the Rosecomb Subdivision Phase 1 Final Plat. Previously, the developer has requested the minimal 5' feet sum of 12' feet side yard setback. After discussion it was determined this setback was too short and the normal R-1 setback requirement of 8' feet sum of 18' should remain with this subdivision. Mr. Mescher said the developer would be fine with that side yard setback. Front and rear yard setbacks were discussed and it was approved to recommend a 25-foot front yard setback and a 25-foot rear yard setback for all lots within the subdivision. The 25-foot front yard setback is 5 feet less than the normal required 30-foot setback in an R-1 zoning district, but all felt the reduced front yard setback would be acceptable. After discussion a motion was made by Mike Darnell to approve recommending to Village Council the approval of the Phase 1 Final Plat of the Rosecomb Subdivision. Vote all yeas.

Discussion regarding Case No. 19-07 was held and it was determined the Residential R-1 zoning classification should be set for the entire subdivision parcel that was recently annexed into the village. This classification is for the entire 49.584 acres and not just for Phase 1. It was determined that the R-1 zoning was most appropriate and fit best with the Village plan. A motion was made by Jeff Beasley and seconded by Mike Darnell to recommend to the Village Council a zoning classification of R-1 for the newly annexed land that is being developed as the Rosecomb Subdivision.

With no further business to conduct, a motion to adjourn the meeting was made by Jeff Beasley, Mike Darnell seconded. Vote: all yeas. Meeting adjourned approximately 7:45 p.m.

Mayor Jeff A. Subler
Planning Commission Chairman

Rodd A. Hale
Village Administrator