

MINUTES
Versailles Planning Commission Meeting
August 13, 2018

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

Members present were Jeff Beasley, David Subler, Eric Paulus, Tom Blakeley and Mayor Jeff A. Subler. Also in attendance was Village Administrator Mr. Rodd Hale.

Mayor Subler requested a change in the order of the agenda so that issues pertaining to zoning setbacks could be discussed prior to consideration of the other agenda items. The latter items, minor and major subdivision discussion, could be affected by the zoning setback decisions.

A motion to approve the agenda as amended was made by Jeff Beasley, seconded by Tom Blakeley. Vote: all yeas.

A motion to approve the minutes from the November 13, 2017 meeting was made by Eric Paulus, seconded by Jeff Beasley. Vote: all yeas.

The Planning Commission reviewed recommended changes in the current R-1 Residential zoning regulations regarding both front and rear yard setbacks. After discussion it was decided to recommend a reduction in the required front yard setback from thirty-five (35) feet to thirty (30) feet and to reduce the rear yard required setback from thirty-five (35) feet to twenty-five (25) feet. The motion was made by Jeff Beasley, seconded by Eric Paulus, vote all yeas.

The Planning Commission then reviewed recommended changes in the current zoning regulations regarding pools and ponds. After discussion it was decided a recommendation to exempt ponds approved for storm water detention and retention from Section 514, SWIMMING POOLS /PONDS. The motion was made by Jeff Beasley, seconded by David Subler. Vote all yeas.

A major subdivision preliminary plan application submitted by Rapid Development was then considered. Craig Mescher from Access Engineering and Jay Ruhenkamp from Rapid Development were on hand to discuss details of the Rosecomb subdivision. The proposed subdivision is to be a 79-lot subdivision off of Klipstine Road on the SE edge of the village. Currently the property has not been annexed into the Village and will need to be prior to connecting to Village utilities, however developers wanted to be sure the Village would accept the subdivision as proposed. The preliminary plan was approved with the understanding the village will have an engineering firm review the subdivision on behalf of the village. In general, all Planning commission members felt the subdivision would be a benefit to the community. A motion to approve the preliminary subdivision plan was made by Jeff Beasley, seconded by Eric Paulus, Vote all yeas.

A minor subdivision re-plat application filed by Steve Barhorst was then considered. After review and discussion by the Commission, Jeff Beasley made a motion, seconded by David Subler to approve of the subdivision re-plat request by the Steve Barhorst. Vote: all yeas.

With no further business to conduct, a motion to adjourn the meeting was made by Eric Paulus, seconded by Tom Blakeley. Vote: all yeas.

Meeting adjourned.

Mayor Jeff A. Subler
Planning Commission Chairman

Rodd A. Hale
Village Administrator