

MINUTES
Versailles Planning Commission Meeting
September 10, 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.

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

A motion to approve the minutes from the August 13, 2018 meeting was made by Jeff Beasley, seconded by David Subler. Vote: all yeas.

The Planning Commission reviewed Case No. 18-03 an application, filed by Denlinger Enterprises, to rezone seven (7) lots in the Chateau Subdivision to an R-Planned Unit Development (PUD) from its current R-2 zoning. During the discussion questions were asked regarding future plans and the type of construction the structures will be made from. Steve Boone and Eric Denlinger from Denlinger Enterprises were on hand to answer questions. Mr. Denlinger stated that they decided to build condos because they have received feedback that makes them feel these are a desired property. Mr. Denlinger additionally stated they have spoken to the builder of the condos on Vehr-Sye Drive and they will be very similar. He stated they want something that is aesthetically pleasing and well-built. It was pointed out that a Home Owners Association (HOA) is required for any condo or property with common elements. Mr. Boone stated they are working with an attorney to develop either an HOA or a Property Owners Agreement (POA) which it was discussed are essentially the same thing.

A citizen asked why Jon Heffner has not completed the streets yet. Mr. Denlinger stated he does not know but they actually prefer the pavement not be down while they are in the construction mode. He said this alleviates concerns of damaging the pavement. Mr. Denlinger stated they do have a clause in their contract with Jon Heffner that streets will get paved within a certain amount of time after construction of the condos. Mayor Subler also stated the Village has no reason to push for the project to be completed yet. Administrator Hale explained the Village has not taken over any portion of the project and as such are not penalized if the project stalls for a period of time.

Additional discussion was had regarding the process to move forward with the condos. Mayor Subler and Administrator Hale pointed out a major subdivision, which is more than five lots being created, will require more meetings and time to get completed. It was suggested they could do a minor subdivision, dividing two lots into four, and that would meet the requirements of a minor subdivision and alleviate the requirements of a major subdivision such as the Park Sites and Open Spaces rule.

After discussion was completed, Eric Paulus made a motion to recommend to Village Council the approval of the rezoning request filed by Denlinger Enterprises from R-2 to a R-PUD. Jeff Beasley seconded the motion and the vote was all yeas.

The second agenda item discussed was a recommended revision to section 1107, Public Hearing by the Village Council. Administrator Hale pointed out that the Ohio Revised Code mandates a public hearing is advertised at least 30 days prior, but the Village regulations require the Village Council to act on the Planning Commission's recommendation within 40 days of receiving the recommendation. This tight window often creates problems that would cause either a special Council meeting or the moving of a regular Council meeting to an earlier date. After discussion it was decided to change the 40-day maximum that Village Council has to consider a recommendation on rezoning from the Planning Commission to 75 days which will allow plenty of time and alleviate any timing conflict. The motion to revise Section 1107 of the Village of Versailles zoning regulations was made by Eric Paulus and seconded by Tom Blakeley. Vote, all yeas.

With no further business to conduct, a motion to adjourn the meeting was made by Jeff Beasley David Subler, seconded by Tom Blakeley. Vote: all yeas.

Meeting adjourned.

Mayor Jeff A. Subler
Planning Commission Chairman

Rodd A. Hale
Village Administrator