

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

January 25, 2012

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Jeff Holtegel, Mark Morris, Tom Hasselbeck, Bill Woeste and Bob Myron.

Jeff Holtegel, seconded by Mark Morris, made a motion to excuse Don Hassler. Motion carried 6 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held January 11, 2012, were approved as submitted.

NEW BUSINESS:

Design Review Committee Item – Family Dollar – 5056 Pleasant Avenue

An aerial of the site was shown. The site is comprised of four lots which are located on Pleasant Avenue between Reigert Square and the Pleasant Run creek. Slides of the building elevations were shown. The building will be structural brick and efis with metal coping and awnings. A parapet is also proposed on the front and sides. The structural brick in the rear of the building will be 8” in height; the front and sides 4”. Fencing is proposed along the north elevation to screen the HVAC units. A vinyl fence will also be used to screen the loading and dumpster area. Windows, a red band and awnings have been added to the north and south elevations to break up the façade. An ivory band will also run along the front and sides.

Mr. Bachman explained structural brick is not the same as brick veneer. It’s similar to cinder block in terms of structural wall support but has the appearance of brick veneer. The Commission was shown a slide of a school that had used this product. He pointed out the difference in the buildings appearance just by using different mortar colors.

The site plan was shown. Family Dollar will have a curb cut onto Pleasant Avenue as well as an ingress/egress easement through Mrs. Aumentado’s parking lot in order to access the traffic light at Patterson Drive. The Pleasant Avenue side of Family Dollar’s parking lot will be screened with a series of bushes.

A ground sign and building signage is proposed. The existing sign for Mrs. Aumentado’s tenants is on the Family Dollar property and needs to be split off and combined with Mrs. Aumentado’s property. The lighting plan is in compliance with 0 foot candles at the property lines.

Mr. Doug Spies, Core Resources and representing Family Dollar, showed samples of the structural brick, accent brick, metal awning and efis color. He stated the structural brick is a relatively new

product. It serves as the structure for the building but still provides a finished surface on the exterior. Normally, a brick veneer would be placed next to a cinderblock or metal framing backup to support the brick. Structural brick combines the cinderblock and brick veneer into one masonry unit making it more cost effective and quicker to construct. Mr. Spies added they are exploring the cost of moving Mrs. Aumentado's sign 12 to 16 inches rather than splitting off property. Either way, the sign will be removed from the Family Dollar piece.

Mr. Hasselbeck, Planning Commission's representative on the Design Review Committee, explained the Committee felt the buildings exterior would be too dark if the darker mortar was used.

A memo had been handed out before the meeting containing items the Commission might want to consider in addition to the Design Review Committee's recommendation. The last item states trees need to be added in the landscape area between the parking lot and Pleasant Avenue. Mr. Spies agreed to meet this requirement.

Mr. Bachman informed the Commission this design is quite an improvement over the initial submission and is now going to be Family Dollar's prototype in suburban areas.

Tom Hasselbeck, seconded by Bill Woeste, made a motion to approve the Family Dollar submission at 5056 Pleasant Avenue as submitted.

Mr. Clemmons asked if the items listed in the memo prepared by Erin Donovan were a part of the approval. Mr. Hasselbeck amended his motion to include the 5 items listed:

1. The brick on the front and side elevations is to be 4" in height;
2. Lot split and combination is required for the existing ground sign and a lot combination is required for Family Dollar. The applicant also has the option of just moving the sign onto Mrs. Aumentado's property in lieu of the lot split/combo;
3. A copy of the recorded crossover and access easement agreement with the property owner to the south shall be provided;
4. The re-stripping of the property to the south should be completed prior to obtaining a Certificate of Occupancy; and
5. One 2" caliper tree will be installed per every 50' of street frontage. Bushes are also required.

Mr. Woeste seconded the amendment.

Motion carried 6 – 0.

Consent Agenda Item – Building Signage – New Life Worship Center – 411 Patterson Drive

Mr. Bachman explained this is for building signage at New Life Worship Center. Erin Donovan stated it was approved last year. Jeff Holtegel, seconded by Bob Myron made a motion to approve the building signage for New Life Worship Center, 411 Patterson.

Motion carried 6 – 0.

Conditional Use Application – Night Club – 125 Cincinnati Mills Drive

An aerial of the mall showing the location of the night club was displayed. It is the old Metropolis facility and will be renamed Place2B. A slide of the floor plan was also shown. Their business plan was submitted and has been reviewed by the Police Department.

Mr. John Gorley, applicant, introduced his team: Jessie Hansen, Controller; Daniel Lowe, Chief Financial Officer; and Martin Ingram, Chief Operations Officer.

Jessie Hansen, representing JDM Entertainment, LLC, stated the business plan indicates the club will be upscale for 21 and older. Their vision is to provide a growth oriented mutually beneficial partnership with the township, city and mall. Their key to success will be how guests are treated and knowing they are in a safe environment. The owners will all be aware of what went on from night to night. The partnership consists of Mr. Gorley (9 years police officer experience in Memphis, Tennessee), Mr. Lowe (certified public accountant and business owner in Lexington, Kentucky) and Mr. Ingram (25 years of service with the Lexington Police Department). It is financed 100% privately by JDM Entertainment and finances are in place. They feel there isn't much competition in the area for their club but there are things that will draw people to it. The club will have lively servers, entertaining DJ's, extreme décor stimulation, house specials, high energy atmosphere and Thursday "College" nights. A strict dress code will be enforced along with plenty of security in place. Ms. Hansen stated live bands will be brought in. The music played will be from the 50's to 80's. One of the biggest issues in the club business is security. Their plan includes patrolling the parking area in a golf cart to assure the lot is safe and not being trashed. An upper scale club that has good security and environment doesn't get out of hand and will draw quality people. Some of these clubs relax their rules and regulations because they see the dollars and don't understand the long term picture. Mr. Gorley hopes to hire security officers that have sense, can talk to people and handle situations hopefully, without them becoming physical. Signage will be posted stating no firearms will be permitted inside the club.

The dress code and type of music played are factors in the type of crowd that is drawn. They will work with local cab companies to handle patrons who shouldn't be driving. The Hampton Inn is also across the street.

Regarding the interior layout, Mr. Gorley explained they intend on removing most of the elevated stages in the Matrix area. Changes proposed inside the bar will be cosmetic; not structural.

Sgt. Pete Lagemann, Fairfield Police Department, stated background checks were performed on the three owners and all were fine. Both Mr. Ingram and Mr. Gorley left their police positions in good standing. The Police Chief reviewed the security plan and was fine with everything proposed as long as they follow through on it. Fairfield officers however, will not work off-duty hours in the club. It was suggested that if there is a problem with a patron, that person be taken to the security office within the club and held there until officers arrive. The additional parking lot security they propose is needed; it has been a big problem in the past. People sit in their cars and consume alcohol prior to entering the club. The plan also calls for doormen working up front where the money is taken. This

person(s) will be responsible for checking ID's. appropriately dressed and not intoxicated. There was a statement in the security plan similar to the previous applicants regarding bouncers making arrests. Mr. Gorley has been informed that when an officer show up for a problem and the person detained is calm, the officer will defer back to the business as to what should be done - the person arrested, cited or removed. The bouncers will not arrest anyone; they will talk to the officer and tell them what they want done with the person.

Mr. Woeste asked what measures would be taken to make sure someone leaves the premises if they are denied entrance into the club. Mr. Lagemann replied the owner should call the Police if loitering is an issue and can't be resolved. The responding officer will handle the situation. Karla Ellsworth, Cincinnati Mall, added the mall has their own security officers that monitor the building and grounds. If there is a situation, they too would assist until the Police arrive.

As you enter the bar, Mr. Gorley explained the area to the left will be renovated last. It is their intention to make this space into a quiet area where patrons can dine, watch TV, play pool, etc. This area could also be open on Sundays for people to come and watch different sports. The area to the right of the entrance will have music piped in from the main bar area. Mr. Bachman reminded Mr. Gorley that the three different areas each have a separate occupancy posting. As each room is opened, a staff member will need to keep count to assure the occupancy limit is not exceeded. Mr. Gorley stated that will be up to their security to monitor.

Mr. Bachman asked about the College Night mentioned in the Business Plan. The age was listed as 18 and up. Is the age limit being lowered to 18? Mr. Gorley stated if they do it, it will be on a trial basis. Should it become a problem, it will be discontinued. The idea is to get the college crowd just on Thursday nights, not Fridays or Saturdays. If it is a deal breaker, they won't offer it. Sgt. Lagemann stated underage consumption is a problem with allowing 18 year olds in bars. It's the establishment's responsibility to assure under aged patrons are not consuming alcohol.

Mr. Bachman suggested that if the Conditional Use is approved, it be on a trial basis. The Commission has done this in the past with other bars and teen clubs.

Mr. Woeste asked how long JDM Entertainment has been in business and was told they formed the company several weeks ago. Ms. Hansen has the background in the restaurant/bar business. Both Mr. Gorley and Mr. Ingram will be operating the club which will be open Thursday thru Saturday, 8:00 p.m. until 2:30 a.m. The cover charge being considered is \$5 on Thursdays, \$5 or \$10 on Fridays and \$10 on Saturdays. On Sunday, the "Sports Bar" section may be open. This space could also be used for corporate events, banquets, etc., through the week.

Mr. Gorley was asked to define upscale. He said they would be cleaning, purchasing equipment, removing all of the old cowboy décor and repainting everything – bar tops, floors – the whole place needs a makeover. The new trend with bars is to have better lighting. Under bar lighting is one aspect they are proposing. They want the bar to have a Las Vegas feel. With purchasing the new equipment, they estimate their investment to be \$100,000. Opening will probably not occur until mid to late March which gives them time to advertise and publicize the dress code. They anticipate having all three sections open this summer.

Bill Woeste stated Place2B will be a welcomed addition to Fairfield as long as they keep their team together, stick to their business plan and make the improvements discussed.

Bill Woeste, seconded by Bob Myron, made a motion to approve the Conditional Use application for Place2B night club at 125 Cincinnati Mills Drive with the following conditions:

1. Approval is based on their submitted Business Plan;
2. Applicants will need to renew the Conditional Use Grant in 12 months; and
3. The age limit is 21 and over.

Motion carried 6 – 0.

Conditional Use Application – Windmill – Huffman Park – 2100 John Gray Road

Tim Bachman stated this application is for a windmill at the Huffman Park. An aerial slide was shown of the property. The southern portion is being financed by the Huffman Trust and Huffman Foundation for a park. The City is seeking approval for the windmill to aerate a retention pond that's proposed. Tubing will be run from the windmill to the pond in an effort to keep the water from becoming stagnant and algae growing. The height of the windmill will be 25'.

Jeff Holtegel, seconded by Mark Morris, made a motion to approve the Condition Use at the Huffman Park, 2100 John Gray Road.

Motion carried 6 – 0.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk