

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

OCTOBER 14, 2009

Jerry Dailey, Chairman, called the Regular Voting Meeting of the Fairfield Planning Commission to order.

Members present: Jerry Dailey, Deborah Rhees, Terry Senger, Don Hassler and Scott Lepsky.

Deborah Rhees, seconded by Scott Lepsky, made a motion to excuse Jeff Holtegel and Dan Murray. Motion carried 5 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held September 23, 2009, were approved as submitted.

OLD BUSINESS:

Conditional Use Extension Request – Sabor Peruano Peruvian Restaurant – 7105 Dixie Highway

Scott Lepsky, seconded by Don Hassler, made a motion to remove this item from the table. Motion carried 5 – 0.

Ms. Mary Ticacala, applicant, asked that the Commission renew their Conditional Use Grant for dancing on Saturday evenings. Business has been slow so they won't offer it every Saturday; probably every other Saturday. Tim Bachman asked if the hours would still be from 9:00 p.m. until 2:00 a.m. and Ms. Ticacala they would. Mr. Bachman also checked with the Police Department to see if they have had any problems with the evening events and was told they had not.

Deborah Rhees asked if their security was working for them and Ms. Ticacala stated it was. They employ three people to work security during the events.

Deborah Rhees, seconded by Scott Lepsky, made a motion to extend the Conditional Use Grant with no renewal date for Sabor Peruano Peruvian Restaurant, 7105 Dixie Highway conditioned upon the following:

1. Entertainment portion limited to Saturdays from 9:00 p.m. until 2:00 a.m.
2. Applicant will make arrangements for their own private security.
3. Applicant will make certain noise and reverberation will not go off their property (live band permitted)
4. Cars that are being stored there will be removed and the lot used for restaurant parking only.

Motion carried 5 – 0.

NEW BUSINESS:

Renewable Energy Discussion

Mr. Perry Leitner, Blue Chip Solar and Wind, stated he is a registered master electrician who has been in business for 31 years and serves on the City of Cincinnati's Energy Committee. He reviewed the materials the Commissioners received and mentioned the discussion regarding not allowing solar panels on the front elevation of residential structures. Southern exposure is the most important element for producing energy. The panels can be mounted flush on a pitched roof or angled on a flat roof. If the City disallows panels on the front of homes, a lot of homeowners would not be able to install a solar system. The panels have to face either south, southeast or southwest to be eligible for the Ohio tax credit. Snow up to 1" magnifies the sun's rays and produces more energy. The sun also warms up the panels which results in the snow melting and running off. There is a 25 year warranty with a 50 year life expectancy on the solar systems. Mr. Leitner also talked about a solar film that can be used on large flat roofs. It has a 20 year life expectancy, is twice as expensive and three times less efficient.

Mr. Leitner explained there are two types of turbines currently on the market; vertical and horizontal access wind turbines. The horizontal can be mounted right onto a building and doesn't throw ice like the vertical turbine can. A lot of zoning regulations require a minimum of five acres for the vertical turbine. Placement away from roads and buildings is critical.

Jerry Dailey asked if Mr. Leitner recommended installing the turbines in residential zones and he replied it should be a horizontal system. Fairfield is in a Class 3 wind zone which would not support the required wind year round.

Mr. Leitner also showed the Commissioners two new lights that are coming out. The Commissioners thanked Mr. Leitner for his presentation.

Conditional Use Application – VFW – 465 Patterson

Tim Bachman stated the VFW purchased this property on Patterson and under the Zoning Code, a Conditional Use is required to operate as a club or lodge. Tim explained the TIF improvements being completed on the other side of Patterson. The City invested \$600,000 to remove a portion of Fair Plaza and install infrastructure. A zone change will be submitted within the next few months for that property. Mike Stehlin, Plans Examiner for the City, looked at the building's exterior and we would like to know if the VFW is proposing any exterior changes.

Mr. Rod Sabo, Architect, stated the VFW is relocating. They bought the building from Neyer and will rework the paving where vegetation is growing up through the blacktop. They are not proposing any exterior changes other than possibly enclosing the loading dock. The VFW could possibly install some landscaping and give the exterior of the building a cosmetic cleaning. They have limited funds and there is a lot of work needed on the interior.

Mr. Sabo stated the parking was figured on one space per 100 s.f. of interior floor area. Thirty eight spaces are proposed and they are required to have thirty two. If more parking is needed, the lot could be expanded to the west. Their old building was too large and they were lucky to utilize ¼ of it. The

VFW only does core activities and no longer needed a large building.

Scott Lepsky asked what the current membership is and was told around 900. The VFW will still retain its liquor license and serve minimal food.

Tim Bachman stated that priority now by the VFW is to get the interior remodeled so the facility can be used. The City does not want to see the improvements end there however. We would suggest that the exterior be cleaned and landscape added. Jerry Dailey added he would like to see plans for signage, lighting and landscaping. Tim Bachman suggested that the VFW look at the cost for the interior and exterior improvements needed and submit that information back within six months.

Mr. Ken Fields, VFW, stated they would pressure wash the building. He has already talked to the City about putting their sign up. They are also proposing taking down some trees in the rear of the property to accommodate parking. Erin Donovan informed Mr. Fields that signage will have to be taken through the Design Review process.

Deborah Rhees, seconded by Scott Lepsky, made a motion to approve the Condition Use Grant for the VFW at 465 Patterson with the following conditions:

1. VFW is to provide an exterior building cleaning plan;
2. Exterior landscape, lighting and signage plan to be submitted and approved by the Commission.

Motion carried 4 – 0. (Don Hassler abstained as he is a member of the VFW.)

Signage – ICFC – 1367 Hicks Boulevard

Tim Bachman stated when the Commission approved the Conditional Use Grant for the church at this location, a condition was made that the Commission review and approve any signage and interior improvements. The church is proposing signage on the gable of the building and a face change to the ground sign.

Deborah Rhees, seconded by Scott Lepsky, made a motion to approve the signage as submitted for ICFC, 1367 Hicks Boulevard.

Motion carried 5 – 0.

AGENDA ADDITION:

Interior Improvements – ICFC – 1367 Hicks Boulevard

Scott Lepsky, seconded by Terry Senger, made a motion to add this item to the agenda. Motion carried 5 – 0.

Tim Bachman explained the church is proposing to add a portable partition and construct a wooden platform.

Deborah Rhees, seconded by Terry Senger, made a motion to approve the two floor plan improvements as submitted provided they meet the building code.

Motion carried 5 – 0.

REPORTS/STUDIES/GENERAL DISCUSSION

Jerry Dailey reminded the Commissioners of the Joint Public Hearings on October 26th and November 9th.

Being no further business, Don Hassler, seconded by Deborah Rhees, made a motion to adjourn.
Motion carried 5 – 0.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk